

## **MITIGATION MONITORING & REPORTING PROGRAM**

# **CUP No.733 AMENDMENT UNIVERSAL WASTE SYSTEMS, INC. 9016 NORWALK BOULEVARD SANTA FE SPRINGS, CALIFORNIA**



### **LEAD AGENCY:**

**CITY OF SANTA FE SPRINGS  
COMMUNITY DEVELOPMENT DEPARTMENT  
11710 TELEGRAPH ROAD  
SANTA FE SPRINGS, CALIFORNIA 90670**

### **REPORT PREPARED BY:**

**BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING  
2211 S. HACIENDA BOULEVARD, SUITE 107  
HACIENDA HEIGHTS, CALIFORNIA 91745**

## **OCTOBER 9, 2024 (REVISED)**

SFSP 078

*THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK.*

**TABLE OF CONTENTS**

**1. INTRODUCTION .....5**

**2. PROJECT LOCATION .....5**

**3. PROJECT OVERVIEW .....5**

**4. MITIGATION MEASURES..... 6**

**5. MITIGATION MONITORING ..... 8**

*THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK.*

## 1. INTRODUCTION

The proposed project is a request by Universal Waste Systems, Inc. (UWS), to obtain a Modification to Conditional Use Permit (CUP) 733.<sup>1</sup> The Initial Study prepared for the proposed project determined that the project is not expected to have significant adverse environmental impacts. The following findings can be made regarding the Mandatory Findings of Significance set forth in Section 15065 of the CEQA Guidelines based on the results of the Initial Study:

- The proposed project *will not* have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, rare or threatened species or eliminate important examples of the major periods of California history or prehistory with the implementation of the recommended mitigation.
- The proposed project *will not* have impacts that are individually limited, but cumulatively considerable.
- The proposed project *will not* have environmental effects which will cause substantially adverse effects on human beings, either directly or indirectly, with the implementation of the recommended mitigation.

## 2. PROJECT LOCATION

All of the proposed improvements that would be added as part of the proposed Amendment to CUP 733 would be located within the site boundaries of the existing UWS facility. The UWS facility is located in the northern portion of the City of Santa Fe Springs along the east side of Norwalk Boulevard. Santa Fe Springs is located in southeastern Los Angeles County, approximately eight miles southeast of downtown City of Los Angeles. The UWS facility (the 3.81-acre site) is located in the northern portion of the City within an established industrial district located along the east side of Norwalk Boulevard. The project site is comprised of a single parcel totaling approximately 3.81 acres. The legal address for the UWS facility that is the subject of the CUP Amendment is 9016 Norwalk Boulevard. The assessor's parcel numbers (APNs) that are applicable to the site include 8168-001-014 and 8168-001-015.

## 3. PROJECT OVERVIEW

The proposed Modification if approved, would permit the following: 1. An increase of the processing capacity of the existing Universal Waste Systems, Inc. (UWS) facility from the current 1,500 tons per day (TPD) to 2,500 TPD; 2. The addition of organic waste processing equipment in Building "B" to accommodate new equipment that would be required to process and recycle organic waste pursuant to SB 1383; 3. A revision of the facility's hours of operation; and 4. A revision of the parking layout to decrease parking from 104 to 54 spaces. The facility is currently open to the public from 7:00 AM to 7:00 PM, Monday through Saturday with operations within the facility conducted from 6:00 AM to 10:00 PM, Monday through Saturday. Under the CUP amendment, the facility would be open to public from 5:00 AM to 7:00

---

<sup>1</sup> Universal Waste Systems, LLC. CUP Application (for the) City of Santa Fe Springs. City of Santa Fe Springs Application Package for Conditional Use Permit 733 Amendment. No Date 2022 Attached Justification Documentation.

PM Monday through Sunday with operations in the facility conducted from 5:00 AM to 10:00 PM, Monday through Saturday.

#### 4. MITIGATION MEASURES

While the operational impacts will be less than significant, the following mitigation measures applicable to the original CUP approval would continue to be applicable:

*Mitigation Measure No. 1 (Air Quality Impacts).* All fugitive dust emissions shall be controlled by regular watering or other dust preventive measures using the procedures outlined in the SCAQMD's Rules and Regulations.

*Mitigation Measure No. 2 (Air Quality Impacts).* Ozone precursor emissions from heavy equipment used on-site shall be controlled by maintaining equipment engines in good condition and in proper tune per manufacturer's specifications.

*Mitigation Measure No. 3 (Air Quality Impacts).* All trucks hauling materials shall comply with State Vehicle Code Section 23114, with special attention to Sections 23114(b)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.

*Mitigation Measure No. 4 (Air Quality Impacts).* The facility will prohibit the idling of trucks while waiting to be weighed or during loading and unloading. Signage must be posted on the scale house and in the tipping and loading areas.

*Mitigation Measure No. 5 (Air Quality Impacts).* The facility operators will be required to obtain and maintain any required permit required by the SCAQMD.

*Mitigation Measure No. 6 (Air Quality Impacts).* All equipment that is designed and installed as a means to control odors must be maintained in working condition. In addition, all solid waste, bales, and processed materials must be removed pursuant to the requirements of the Los Angeles County Health Department and the State's permit requirements.

*Mitigation Measure No. 7 (Air Quality Impacts).* The project will comply with SCAQMD Rule 410 which requires that openings in the materials recovery facility and transfer station buildings be limited to five percent of the total exterior wall surface area, that a ventilation system be provided that meets set standards for inward air velocity, and the project comply with set limitations on the time vehicular access doors can remain open.

While the operational impacts will be less than significant, the following mitigation measures applicable to the original CUP approval will continue to be applicable:

***Mitigation Measure No. 8 (Hazardous Materials Impacts).*** An investigation must be conducted to ensure that those buildings that will be modified do not contain any lead-based paint or ACMs. If encountered, these materials must be removed and disposed of in conformance with all pertinent regulations.

*Mitigation Measure No. 9 (Hazardous Materials Impacts).* Operational controls shall be established to reduce the potential for the receipt and disposal of prohibited materials and/or wastes.

*Mitigation Measure No. 10 (Hazardous Materials Impacts).* During the hours of operation, an attendant or attendants shall be present at all times to supervise the loading and unloading of the waste material.

*Mitigation Measure No. 11 (Hazardous Materials Impacts).* The operator shall conduct a daily waste load checking program, approved by the County Health Department, to prevent the disposal of hazardous wastes at the station.

*Mitigation Measure No. 12 (Hazardous Materials Impacts).* The operator shall maintain a log of special/unusual occurrences. This log shall include, but is not limited to, fires, the discharge and disposition of hazardous or unpermitted waste, significant injuries, and accidents or property damage. Each log entry shall be accompanied by a summary of any actions taken by the operator to mitigate the occurrence. The operator shall maintain this log at the station so as to be available at all times to the site personnel and to the Enforcement Agencies' personnel.

*Mitigation Measure No. 13 (Hazardous Materials Impacts).* As a means to control vectors (rodents, insects, birds, and other scavenging animals etc.), all tipping, sorting, baling, and other activities related to processing must be undertaken indoors. No outdoor storage or stockpiling will be permitted. Finally, the site must be cleaned so that all solid waste material spillage is promptly removed and all truck loads are covered. The operators must retain the service of qualified personnel to undertake periodic and regular inspections of the facility to ensure that appropriate vector control measures are implemented.

While no impacts on water quality are anticipated as part of the proposed project's operation, the following mitigation measures will continue to be required for the proposed CUP amendment:

*Mitigation Measure No. 14 (Hydrology and Water Quality Impacts).* The plans and specifications shall require the operator to implement the Best Management Practices (BMPs) identified in Section IV of the Water Quality Management Plan, as well as be the responsible party for inspection and maintenance as identified in Section V of the Water Quality Management Plan. The Applicant will be required to conform to all pertinent requirements of the Clean Water Act.

*Mitigation Measure No. 15 (Hydrology and Water Quality Impacts).* Stockpiles of waste materials shall be properly stored under a roof or covered so as to eliminate or reduce sediment transport from the site to the streets, drainage of facilities or adjacent properties via runoff, vehicle tracking, or wind.

The analysis determined that the proposed CUP amendment would not result in any significant traffic impacts requiring mitigation. However, the following mitigation measures will continue to be applicable to the proposed project:

*Mitigation Measure No. 16 (Traffic Impacts).* Southbound project truck traffic on Norwalk Boulevard will not be permitted to make left turns across Norwalk Boulevard onto the site. The operators will provide designated routes for ingress and egress to the facility to all truck drivers.

*Mitigation Measure No. 17 (Traffic Impacts).* Left-turn exits from the facility onto Norwalk Boulevard will be prohibited. Signage must be posted at the project driveways indicating left turns are prohibited.

*Mitigation Measure No. 18 (Traffic Impacts).* No truck parking or idling will be permitted in the Norwalk Boulevard public right-of-way. No on-street parking will be permitted on the Norwalk Boulevard frontage.

*Mitigation Measure No. 19 (Traffic Impacts).* The landscaping and any signage must be installed and maintained in such a manner so as not to obstruct the line of sight of vehicles exiting the facility onto Norwalk Boulevard.

The analysis of tribal cultural resources indicated that no significant impacts would result with the implementation of the following mitigation measure.

*Mitigation Measure No. 20 (Tribal/Cultural Resources).* The project Applicant will be required to obtain the services of a qualified Native American Monitor(s) during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño-Tongva Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground-disturbing activities.

## **5. MITIGATION MONITORING**

The mitigation monitoring matrix is provided in Table 1 on the following pages.

| Table 1 Mitigation Monitoring Program                                                                                                                                                                                                                                                                   |                                                                                                                       |                                                            |                            |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|----------------------------|
| MEASURE                                                                                                                                                                                                                                                                                                 | ENFORCEMENT AGENCY                                                                                                    | MONITORING PHASE                                           | VERIFICATION               |
| <b>Mitigation Measure No. 1 (Air Quality Impacts).</b> All fugitive dust emissions shall be controlled by regular watering or other dust preventive measures using the procedures outlined in the <u>SCAQMD's</u> Rules and Regulations.                                                                | City of Santa Fe Springs Planning & Development Department.<br>•<br>(The Applicant is responsible for implementation) | Prior to the start of any construction related activities. | Date:<br><br>Name & Title: |
| <b>Mitigation Measure No. 2 (Air Quality Impacts).</b> Ozone precursor emissions from heavy equipment used on-site shall be controlled by maintaining equipment engines in good condition and in proper tune per manufacturer's specifications.                                                         | City of Santa Fe Springs Planning & Development Department.<br>•<br>(The Applicant is responsible for implementation) | Ongoing over the project's operational life time.          | Date:<br><br>Name & Title: |
| <b>Mitigation Measure No. 3 (Air Quality Impacts).</b> All trucks hauling materials shall comply with State Vehicle Code Section 23114, with special attention to Sections 23114(b)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads. | City of Santa Fe Springs Planning & Development Department.<br>•<br>(The Applicant is responsible for implementation) | Ongoing over the project's operational life time.          | Date:<br><br>Name & Title: |
| <b>Mitigation Measure No. 4 (Air Quality Impacts).</b> The facility will prohibit the idling of trucks while waiting to be weighed or during loading and unloading. Signage must be posted on the scale house and in the tipping and loading areas.                                                     | City of Santa Fe Springs Planning & Development Department.<br>•<br>(The Applicant is responsible for implementation) | Ongoing over the project's operational life time.          | Date:<br><br>Name & Title: |

**Table 1 Mitigation Monitoring Program**

| MEASURE                                                                                                                                                                                                                                                                                                                                                                                                                                                        | ENFORCEMENT AGENCY                                                                                                    | MONITORING PHASE                                           | VERIFICATION               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|----------------------------|
| <b>Mitigation Measure No. 5 (Air Quality Impacts).</b> The facility operators will be required to obtain and maintain any required permit required by the SCAQMD.                                                                                                                                                                                                                                                                                              | City of Santa Fe Springs Planning & Development Department.<br>•<br>(The Applicant is responsible for implementation) | Ongoing over the project's operational life time.          | Date:<br><br>Name & Title: |
| <b>Mitigation Measure No. 6 (Air Quality Impacts).</b> All equipment that is designed and installed as a means to control odors must be maintained in working condition. In addition, all solid waste, bales, and processed materials must be removed pursuant to the requirements of the Los Angeles County Health Department and the State's permit requirements.                                                                                            | City of Santa Fe Springs Planning & Development Department.<br>•<br>(The Applicant is responsible for implementation) | Ongoing over the project's operational life time.          | Date:<br><br>Name & Title: |
| <b>Mitigation Measure No. 7 (Air Quality Impacts).</b> The project will comply with SCAQMD Rule 410 which requires that openings in the materials recovery facility and transfer station buildings be limited to five percent of the total exterior wall surface area, that a ventilation system be provided that meets set standards for inward air velocity, and the project comply with set limitations on the time vehicular access doors can remain open. | City of Santa Fe Springs Planning & Development Department.<br>•<br>(The Applicant is responsible for implementation) | Ongoing over the project's operational life time.          | Date:<br><br>Name & Title: |
| <b>Mitigation Measure No. 8 (Hazardous Materials Impacts).</b> An investigation must be conducted to ensure that those buildings that will be modified do not contain any lead-based paint or ACMs. If encountered, these materials must be removed and disposed of in conformance with all pertinent regulations.                                                                                                                                             | City of Santa Fe Springs Planning & Development Department.<br>•<br>(The Applicant is responsible for implementation) | Prior to the start of any construction related activities. | Date:<br><br>Name & Title: |

**Table 1 Mitigation Monitoring Program**

| MEASURE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | ENFORCEMENT AGENCY                                                                                                    | MONITORING PHASE                                  | VERIFICATION               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|----------------------------|
| <b>Mitigation Measure No. 9 (Hazardous Materials Impacts).</b> Operational controls shall be established to reduce the potential for the receipt and disposal of prohibited materials and/or wastes.                                                                                                                                                                                                                                                                                                                                                                                                                                                  | City of Santa Fe Springs Planning & Development Department.<br>●<br>(The Applicant is responsible for implementation) | Ongoing over the project's operational life time. | Date:<br><br>Name & Title: |
| <b>Mitigation Measure No. 10 (Hazardous Materials Impacts).</b> During the hours of operation, an attendant or attendants shall be present at all times to supervise the loading and unloading of the waste material.                                                                                                                                                                                                                                                                                                                                                                                                                                 | City of Santa Fe Springs Planning & Development Department.<br>●<br>(The Applicant is responsible for implementation) | Ongoing over the project's operational life time. | Date:<br><br>Name & Title: |
| <b>Mitigation Measure No. 11 (Hazardous Materials Impacts).</b> The operator shall conduct a daily waste load checking program, approved by the County Health Department, to prevent the disposal of hazardous wastes at the station.                                                                                                                                                                                                                                                                                                                                                                                                                 | City of Santa Fe Springs Planning & Development Department.<br>●<br>(The Applicant is responsible for implementation) | Ongoing over the project's operational life time. | Date:<br><br>Name & Title: |
| <b>Mitigation Measure No. 12 (Hazardous Materials Impacts).</b> The operator shall maintain a log of special/unusual occurrences. This log shall include, but is not limited to, fires, the discharge and disposition of hazardous or unpermitted waste, significant injuries, and accidents or property damage. Each log entry shall be accompanied by a summary of any actions taken by the operator to mitigate the occurrence. The operator shall maintain this log at the station so as to be available at all times to the site personnel and to the Enforcement Agencies' personnel.                                                           | City of Santa Fe Springs Planning & Development Department.<br>●<br>(The Applicant is responsible for implementation) | Ongoing over the project's operational life time. | Date:<br><br>Name & Title: |
| <b>Mitigation Measure No. 13 (Hazardous Materials Impacts).</b> As a means to control vectors (rodents, insects, birds, and other scavenging animals etc.), all tipping, sorting, baling, and other activities related to processing must be undertaken indoors. No outdoor storage or stockpiling will be permitted. Finally, the site must be cleaned so that all solid waste material spillage is promptly removed and all truck loads are covered. The operators must retain the service of qualified personnel to undertake periodic and regular inspections of the facility to ensure that appropriate vector control measures are implemented. | City of Santa Fe Springs Planning & Development Department.<br>●<br>(The Applicant is responsible for implementation) | Ongoing over the project's operational life time. | Date:<br><br>Name & Title: |

**Table 1 Mitigation Monitoring Program**

| MEASURE                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | ENFORCEMENT AGENCY                                                                                                    | MONITORING PHASE                                  | VERIFICATION               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|----------------------------|
| <b>Mitigation Measure No. 14 (Hydrology and Water Quality Impacts).</b> The plans and specifications shall require the operator to implement the Best Management Practices (BMPs) identified in Section IV of the Water Quality Management Plan, as well as be the responsible party for inspection and maintenance as identified in Section V of the Water Quality Management Plan. The Applicant will be required to conform to all pertinent requirements of the Clean Water Act. | City of Santa Fe Springs Planning & Development Department.<br>•<br>(The Applicant is responsible for implementation) | Ongoing over the project's operational life time. | Date:<br><br>Name & Title: |
| <b>Mitigation Measure No. 15 (Hydrology and Water Quality Impacts).</b> Stockpiles of waste materials shall be properly stored under a roof or covered so as to eliminate or reduce sediment transport from the site to the streets, drainage of facilities or adjacent properties via runoff, vehicle tracking, or wind.                                                                                                                                                            | City of Santa Fe Springs Planning & Development Department.<br>•<br>(The Applicant is responsible for implementation) | Ongoing over the project's operational life time. | Date:<br><br>Name & Title: |
| <b>Mitigation Measure No. 16 (Traffic Impacts).</b> Southbound project truck traffic on Norwalk Boulevard will not be permitted to make left turns across Norwalk Boulevard onto the site. The operators will provide designated routes for ingress and egress to the facility to all truck drivers.                                                                                                                                                                                 | City of Santa Fe Springs Planning & Development Department.<br>•<br>(The Applicant is responsible for implementation) | Ongoing over the project's operational life time. | Date:<br><br>Name & Title: |
| <b>Mitigation Measure No. 17 (Traffic Impacts).</b> Left-turn exits from the facility onto Norwalk Boulevard will be prohibited. Signage must be posted at the project driveways indicating left turns are prohibited.                                                                                                                                                                                                                                                               | City of Santa Fe Springs Planning & Development Department.<br>•<br>(The Applicant is responsible for implementation) | Ongoing over the project's operational life time. | Date:<br><br>Name & Title: |
| <b>Mitigation Measure No. 18 (Traffic Impacts).</b> No truck parking or idling will be permitted in the Norwalk Boulevard public right-of-way. No on-street parking will be permitted on the Norwalk Boulevard frontage.                                                                                                                                                                                                                                                             | City of Santa Fe Springs Planning & Development Department.<br>•<br>(The Applicant is responsible for implementation) | Ongoing over the project's operational life time. | Date:<br><br>Name & Title: |

**Table 1 Mitigation Monitoring Program**

| MEASURE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | ENFORCEMENT AGENCY                                                                                                           | MONITORING PHASE                                                  | VERIFICATION               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|----------------------------|
| <b>Mitigation Measure No. 19 (Traffic Impacts).</b> The landscaping and any signage must be installed and maintained in such a manner so as not to obstruct the line of sight of vehicles exiting the facility onto Norwalk Boulevard.                                                                                                                                                                                                                                                                                                                                                                                                                                     | City of Santa Fe Springs Planning & Development Department.<br>•<br><i>(The Applicant is responsible for implementation)</i> | <i>Ongoing over the project's operational life time.</i>          | Date:<br><br>Name & Title: |
| <b>Mitigation Measure No. 20 (Tribal/Cultural Resources).</b> The project Applicant will be required to obtain the services of a qualified Native American Monitor(s) during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño-Tongva Nation as activities that include, but are not limited to, pavement removal, pot- holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground-disturbing activities. | City of Santa Fe Springs Planning & Development Department.<br>•<br><i>(The Applicant is responsible for implementation)</i> | <i>Prior to the start of any construction related activities.</i> | Date:<br><br>Name & Title: |