



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

FOR THE ADJOURNED MEETING OF THE PLANNING COMMISSION

June 22, 2015

6:00 p.m.

Council Chambers
11710 Telegraph Road
Santa Fe Springs, CA 90670

Susie Johnston, Chairperson
Michael Madrigal, Vice Chairperson
Ken Arnold, Commissioner
Frank Ybarra, Commissioner
Joe Angel Zamora, Commissioner

Public Comment: The public is encouraged to address the Commission on any matter listed on the agenda or on any other matter within its jurisdiction. If you wish to address the Commission, please complete the card that is provided at the rear entrance to the Council Chambers and hand the card to the Secretary or a member of staff. The Commission will hear public comment on items listed on the agenda during discussion of the matter and prior to a vote. The Commission will hear public comment on matters not listed on the agenda during the Oral Communications period.

Pursuant to provisions of the Brown Act, no action may be taken on a matter unless it is listed on the agenda or unless certain emergency or special circumstances exist. The Commission may direct staff to investigate and/or schedule certain matters for consideration at a future Commission meeting.

Americans with Disabilities Act: In compliance with the ADA, if you need special assistance to participate in a City meeting or other services offered by this City, please contact the City Clerk's Office. Notification of at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

Please Note: Staff reports are available for inspection in the Planning & Development Department, City Hall, 11710 E. Telegraph Road, during regular business hours 7:30 a.m. – 5:30 p.m., Monday – Friday (closed every other Friday) Telephone (562) 868-0511.

1. CALL TO ORDER**2. PLEDGE OF ALLEGIANCE****3. ROLL CALL**

Commissioners Arnold, Johnston, Madrigal, Ybarra, and Zamora.

4. ORAL COMMUNICATIONS

This is the time for public comment on any matter that is not on today's agenda. Anyone wishing to speak on an agenda item is asked to please comment at the time the item is considered by the Planning Commission.

5. MINUTES

Approval of the minutes of the June 8, 2015 Regular Planning Commission Meetings.

**6. PUBLIC HEARING – Cont. from the June 8, 2015 Planning Commission Meeting
Conditional Use Permit Case No. 733, Development Plan Approval Case No. 879,
Tentative Parcel Map No. 72288, Modification Permit Case No. 1255, and
Environmental Document (Mitigated Negative Declaration/Initial Study)**

A request for approval to establish, operate and maintain a Material Recovery Facility (MRF), a Transfer Station (TS), and to construct a 20,000 sq. ft. building associated with the MRF, TS, to subdivide/consolidate the two existing parcels into one parcel, and to not provide all of the required number of parking spaces on the 3.81-acre property at 9010 Norwalk Boulevard (APN: 8168-014-015) and 9016 Norwalk Boulevard (APN 8168-001-014), in the M-2, Heavy Manufacturing Zone. (Roy Furuto for Universal Waste Systems, Inc.)

7. ANNOUNCEMENTS

- ◆ Commissioners
- ◆ Staff

8. ADJOURNMENT

I hereby certify under penalty of perjury under the laws of the State of California, that the foregoing agenda has been posted at the following locations; 1) City Hall, 11710 Telegraph Road; 2) City Library, 11700 Telegraph Road; and 3) Town Center Plaza (Kiosk), 11740 Telegraph Road, not less than 72 hours prior to the meeting.

Teresa Cavallo

Commission Secretary

June 18, 2015

Date

**MINUTES
REGULAR MEETING
SANTA FE SPRINGS PLANNING COMMISSION
June 8, 2015**

1. CALL TO ORDER

Chairperson Johnston called the study session to order at 6:01 p.m.

2. PLEDGE OF ALLEGIANCE

Chairperson Johnston called upon Vice Chairperson Madrigal to lead the Pledge of Allegiance.

3. ROLL CALL

Present: Chairperson Johnston
Vice Chairperson Madrigal
Commissioner Arnold
Commissioner Ybarra
Commissioner Zamora

Staff: Wayne Morrell, Director of Planning
Steve Skolnik, City Attorney
Cuong Nguyen, Senior Planner
Teresa Cavallo, Planning Secretary

Council: Laurie Rios, Mayor
Jay Sarno, Councilmember

4. ORAL COMMUNICATIONS

Oral Communications were opened at 6:02 p.m. There being no one wishing to speak, Oral Communications were closed at 6:03 p.m.

5. MINUTES

Approval of the minutes of the April 27, 2015 and May 11, 2015 Planning Commission Meetings.

Commissioner Zamora moved to approve the minutes of the April 27, 2015 and May 11, 2015 meetings; Commissioner Arnold seconded the motion. There being no objections the minutes were unanimously approved and filed as submitted.

**6. PUBLIC HEARING – Continued from the May 11, 2015 Planning Commission Meeting
Conditional Use Permit Case No. 764**

A request by T-Mobile for ex-post facto approval to add three new additional antennas for a total of nine (9) antennas, three new RRUs (Remote Radio Units), and an upgrade to the DC power for an existing unmanned wireless telecommunication facility located on a ±142'-0" high Southern California Edison transmission tower located at 11213 Telegraph Road Drive (APN: 8006-032-800), (north of Telegraph Road between the San Gabriel River and the Telegraph Road off-ramp from the San Gabriel 605 (South) Freeway), in the A-1, Light Agricultural, Zone. (T-Mobile)

Chairperson Johnston opened the Public Hearing at 6:04 p.m. and requested a motion to continue Item No. 6.

Vice Chairperson Madrigal moved to continue Item No. 6 to the next regularly scheduled Planning Commission meeting; Commissioner Zamora seconded the motion, which was unanimously approved.

7. PUBLIC HEARING

Conditional Use Permit Case No. 733, Development Plan Approval Case No. 879, Tentative Parcel Map No. 72288, Modification Permit Case No. 1255, and Environmental Document (Mitigated Negative Declaration/Initial Study)

A request for approval to establish, operate and maintain a Material Recovery Facility (MRF), a Transfer Station (TS), and to construct a 20,000 sq. ft. building associated with the MRF, TS, to subdivide/consolidate the two existing parcels into one parcel, and to not provide all of the required number of parking spaces on the 3.81-acre property at 9010 Norwalk Boulevard (APN: 8168-014-015) and 9016 Norwalk Boulevard (APN: 8168-001-014), in the M-2, Heavy Manufacturing Zone. (Roy Furuto for Universal Waste Systems, Inc.)

City Attorney Steve Skolnik addressed the Planning Commission and the audience present for Item No. 7. Mr. Skolnik explained that this matter was not being heard before the Planning Commission but being continued to an adjourned meeting.

A discussion ensued regarding continuing Item No. 7 to a date that was agreeable to everyone.

Vice Chairperson Madrigal made a motion to continue Item No. 7 to the next regularly scheduled Planning Commission on July 13, 2015. A second was not received.

Commissioner Arnold made a motion to continue Item No. 7 to an adjourned meeting for June 22, 2015. Commissioner Zamora seconded the motion which passed with the following roll call vote: In favor: Arnold, Zamora and Johnston; Opposed: Madrigal.

Chairperson Johnston opened the Public Hearing at 6:12 p.m. and asked if anyone in the audience wished to speak on this matter.

Concerned resident Gloria Duran expressed her concerns, regarding the noticing of this meeting, before the Planning Commission.

City Attorney Steve Skolnik requested a formal motion be made.

Commissioner Arnold made a motion to continue Item No. 7 to an adjourned meeting for June 22, 2015. Commissioner Zamora seconded the motion which passed with the following roll call vote: In favor: Arnold, Zamora and Johnston; Opposed: Madrigal.

Having no further comments or questions, Chairperson Johnston closed the Public Hearing at 6:16 p.m.

City Attorney Steve Skolnik requested to address comments and concerns regarding noticing. Mr. Skolnik indicated that there will be notice given to all the properties within 500 ft. for the meeting on June 22, 2015, and that there wasn't that notice given for this meeting because by then staff already knew that this matter was going to be continued. Staff did not want to cause those people to come here knowing that this item needed to be continued, that being a part why

there was less awareness regarding today and hopefully, there will not be a lack of awareness for the June 22, 2015 meeting.

Director of Planning Wayne Morrell further added that staff goes beyond the 500 ft. radius. Staff has created a master list of all the individuals that have expressed an interest in this project and will also be notified. Although, you saw this information in the Whittier Daily News, no one from the Whittier Daily News spoke with Staff or else it would have indicated to be continued and not heard at this meeting today.

8. PUBLIC HEARING

Development Plan Approval Case No. 897 & Modification Permit Case No. 1253

A request for approval to construct a 48' high silo, and related equipment, within an existing truck dock area and a request for a Modification of Property Development Standards to not screen the 48' high silo, and related equipment, at 14820 Mica Street (APN: 8069-014-009), within the M-2-FOZ, Heavy Manufacturing – Freeway Overlay, Zone and the M-2, Heavy Manufacturing, Zone. (Golden Springs Development Company)

Chairperson Johnston called upon Director of Planning Wayne Morrell to present Item No. 8 before the Planning Commission.

Vice Chairperson Madrigal inquired about the life span of a silo. An audience member's response was 30-40 years.

Chairperson Johnston opened the Public Hearing for Item No. 8 at 6:24 p.m. and inquired if anyone wished to speak on this matter.

Having no further questions, Chairperson Johnston closed the Public Hearing at 6:25 p.m. and requested a motion for Item No. 8.

Vice Chairperson Madrigal moved to approve Item no. 8; Commissioner Zamora seconded the motion which was unanimously approved.

9. NEW BUSINESS

Modification Permit Case No. 1252

Request for a Modification of Property Development Standards (MOD) Permit to eliminate 13 required parking stalls located in the rear parking area (along the southeast corner of the lot) and instead temporarily use said area for open storage on property located at 12234 Florence Avenue (APN: 8009-022-064), within the M-2, Heavy Manufacturing, Zone, within the Consolidated Redevelopment Project Area. (Fortune Metal, Inc.)

Chairperson Johnston called upon Senior Planner Cuong Nguyen to present Item No. 9 before the Planning Commission.

Commissioner Arnold inquired if the parking would meet the current revised parking regulation. Senior Planner Cuong Nguyen replied that unfortunately no and that the new parking standards only benefits buildings that are greater than 100,000 sf.

Vice Chairperson Madrigal inquired about the parking being eliminated and if any ADA parking was being eliminated. Senior Planner Cuong Nguyen replied that no ADA parking was being eliminated. That the parking being eliminated was located to the rear of the building.

Commissioner Arnold commented that he has noticed a few times a large semi-truck and trailer backing into this location. Senior Planner Cuong Nguyen pointed out a hammerhead turnaround not shown on the plans that would remain free and clear and that trucks should not be backing up and if that is seen again to please contact staff immediately so that staff can follow-up. Mr. Nguyen pointed out the circulation that goes southbound along the driveway and indicated that they have the ability to make a 3-point turn and back-up into the loading area.

Vice Chairperson Madrigal inquired if a truck can be left in the dock space for a long period of time. Senior Planner Cuong Nguyen replied that there are time limitations for a truck to be left within the loading area.

Commissioner Arnold stated that he uses Florence Avenue to travel to and from work and that there has been a few occasions where a semi-truck is blocking traffic attempting to back into the driveway.

Director of Planning Wayne Morrell indicated that there is another building right next to this location and that they have signage indicating to back-up into the driveway. Staff needs to speak with Code Enforcement to have that sign removed and to begin conducting enforcement in this area.

Having no further questions, Chairperson Johnston requested a motion for Item No. 9.

Commissioner Zamora made a motion to approve Item No. 9; Commissioner Arnold seconded the motion, which was unanimously approved.

10. NEW BUSINESS

Modification Permit Case No. 1254

Request for a Modification of Property Development Standards (MOD) Permit to remove two (2) of thirteen (13) required parking stalls due to the installation of a Americans with Disabilities Act (ADA) compliant handicap stall and related access at 12805 Sunshine Avenue (APN: 8026-020-063), within the M-2, Heavy Manufacturing, Zone. (Robert Honing & Machining Inc.)

Chairperson Johnston called upon Cuong Nguyen to present Item No. 10 before the Planning Commission.

Having no questions, Chairperson Johnston requested a motion for Item No. 10.

Commissioner Zamora moved to approve Item No. 10; Commissioner Arnold seconded the motion which was unanimously approved.

11. CONSENT ITEMS

Consent Agenda items are considered routine matters which may be enacted by one motion and roll call vote. Any item may be removed from the Consent Agenda and considered separately by the Planning Commission.

A. CONSENT ITEM

Conditional Use Permit Case No. 741-1

Request for a compliance review of a recycling use involving metals, plastics, and electronics on property located at 12234 Florence Avenue (APN: 8009-022-064), in the M-2, Heavy Manufacturing, Zone, within the Consolidated Redevelopment Project Area. (Fortune Metal, Inc.)

As staff reports were sufficient, Chairperson Johnston requested a motion regarding Item No. 11A.

Commissioner Arnold moved to approve Item No. 9A; Commissioner Zamora seconded the motion which was unanimously approved.

12. ANNOUNCEMENTS

- ♦ Commissioners
Vice Chairperson Madrigal requested that staff include a conditions, regardless of the outcome for the MRF, that the applicant proceed with the tentative map.

Commissioner Zamora wished all the fathers, uncles, brothers, grandfathers and those mothers that have a dual role a Happy Father's Day and blessed time.

- ♦ Staff
Senior Planner Cuong Nguyen provided an update regarding the Goodman Birtcher project DPA 887-889 appeal.

13. ADJOURNMENT

At 6:45 p.m. Chairperson Johnston adjourned the meeting to Monday, June 22, 2015 at 6:00 p.m.

Chairperson Johnston

ATTEST:

Teresa Cavallo, Planning Secretary



PUBLIC HEARING

Conditional Use Permit Case No. 733, Development Plan Approval Case No. 879, and Modification Permit Case No. 1255, and Environmental Document (Mitigated Negative Declaration/Initial Study)

A request for approval to establish, operate and maintain a Material Recovery Facility (MRF), a Transfer Station (TS), to construct a 20,000 sq. ft. building associated with the MRF and TS, and to not provide all of the required number of parking spaces on the 3.81-acre property at 9010 Norwalk Boulevard (APN: 8168-014-015) and 9016 Norwalk Boulevard (APN: 8168-001-014), in the M-2, Heavy Manufacturing Zone. (Roy Furuto for Universal Waste Systems, Inc.)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 733, Development Plan Approval Case No. 879 and Modification Permit Case No. 1255, and Environmental Documents (Mitigated Negative Declaration/Initial Study/Mitigation Monitoring and Reporting Program), and thereafter close the Public Hearing.
2. Find and determine that regarding Conditional Use Permit Case No. 733, Development Plan Approval Case No. 879 and Modification Permit Case No. 1255, if conducted in strict compliance with the conditions of approval, will not be detrimental to persons or properties in the surrounding area or to the City in general and that due consideration has been given to the appearance of any proposed structures.
3. Find that the applicant's Modification Permit request meets the criteria set forth in Section 155.695 of the City's Zoning Regulation for the granting of a Modification Permit.
4. Approve and adopt the proposed Mitigated Negative Declaration/Initial Study and Mitigation Monitoring and Reporting Program, which, based on the findings of the Initial Study and the proposed mitigation measures, indicates that there is no substantial evidence that approval of the proposed Project will have significant adverse effects that cannot be mitigated to levels of insignificance.

BACKGROUND/DESCRIPTION OF REQUEST

The subject properties are located at 9010 and 9016 Norwalk Boulevard, in the M-2, Heavy Manufacturing, Zone. According to the Los Angeles County Assessor, the property at 9010 Norwalk Boulevard (APN: 8168-001-015) consists of $\pm$ 2.05 acres, (includes a 30-foot wide private street) and is developed with two buildings, one of 28,000 sq. ft. and the other of 10,755 sq. ft. The larger building was constructed in 1963 and the smaller building, in 1972. The property at 9016 Norwalk Boulevard (APN: 8168-001-014), and located at the rear, consists of $\pm$ 1.76 acres and is also developed with two buildings, one of 4,500 sq. ft. and the other of 3,658 sq. ft. The 4,500 sq. ft. building was constructed in 1966 and the 3,656 sq. ft. building in 1987. The 9016 address does not have street frontage. A private street easement over the property at 9010 Norwalk Boulevard provides access to the rear parcel at 9016 Norwalk Boulevard.

The owner of both properties, Universal Waste Systems (UWS) Inc., is currently using the properties for an outdoor storage use involving empty trucks and containers associated with a rubbish hauling use. Universal Waste Systems (UWS) Inc. has been providing solid waste collection, transfer and recycling services to cities and unincorporated areas in Los Angeles County since 1986. It is one of the largest local family owned and operated companies in Los Angeles County. UWS has operating facilities in Pomona, Santa Fe Springs, and the City of Los Angeles. UWS is contracted to provide solid waste, recycling, and green waste service to over 15,000 single-family homes and provides multifamily recycling to over 60,000 units per week.

UWS is proposing to relocate its existing collection truck storage and repair facility on the subject properties to another property outside the City of Santa Fe Springs and establish a MRF and TS on the subject properties. To house the TS, a 20,100 sq. ft. concrete tilt-up building is proposed.

Definition:

Material Recovery Facility (MRF): A material recovery facility or MRF (pronounced "Murf") is a processing facility designed to remove recyclables and other valuable materials, usually by hand or by use of machinery, from the waste stream.

Transfer Facility (TF): A transfer station is a facility which receives, handles, separates, converts, or otherwise processes solid waste. Such facilities typically transfer solid waste directly from one container to another or from one vehicle to another for transport, or temporarily store solid waste prior to final disposal at a permitted landfill.

***Food Waste Processing Facility (FWPF):** A food waste processing facility is a facility that collects food waste and converts it into materials that can be used as a source of energy, or into soil amendment, typically through dehydration.

***Note:** The proposed FWPF was subsequently removed by the Applicant.

UWS, therefore applied for a Conditional Use Permit (CUP 733) to establish, operate and maintain a MRF and TS. UWS also applied for development Plan Approval (DPA 879), to construct a 20,000 sq. ft. concrete tilt-up building to house the TS. Additionally, UWS submitted an application for a tentative parcel map (TPM 72288) to consolidate the two lots of 3.81 acre into one parcel of 3.81 acre, and a Modification Permit (MOD 1255) to not provide all of the required number of parking spaces.

ZONING ORDINANCE REQUIREMENT

Pursuant to Section 155.243(C) et seq. of the Zoning Regulations, salvage, reclamation, recycling, wrecking, storage and disposal activities shall be permitted in the M-2 Zone only after a valid conditional use permit (CUP) has first been issued. Also, pursuant to section 155.735 et seq. of the Zoning Regulation, development plan approval (DPA) is required to give proper attention to the siting of new structures or additions or alterations to existing structures, particularly in regard to unsightly and undesirable appearance, which would have an adverse effect on surrounding properties and the community in general. Additionally, when it is found that a strict or literal interpretation of the property development standards set forth in this chapter would cause undue difficulties and unnecessary hardships inconsistent with the purpose and intent of this chapter, the Planning Commission shall have the authority, in accordance with the procedures of this subchapter, to grant modifications from the requirements of said property development standards.

Community Outreach:

Public outreach and public input regarding development proposals in the City of Santa Fe Springs is a very important component to the planning process. On March 14, 2013, the City provided a bus and took members of the Planning Commission, City Council and members from various advisory committees to visit the Signals Hills Transfer Facility, at 950 27th Street, Signal Hills, CA 90755. After visiting the Signals Hills facility, the location of the proposed Project on Norwalk Boulevard were visited.

On May 3, 2013, Staff sent notices to everyone within a 500 foot radius of the subject properties informing them that on May 13, 2013, at a regularly scheduled Planning Commission meeting, there would be an informational/educational presentation regarding the proposed Project. The notice was also posted at the subject properties,

the Santa Fe Springs City Hall, the City Library, and Town Center on May 3, 2013. Although not required, notices were also sent to all property owners on both sides of Perkins Avenue, outside of the 500 foot radius. Identified key stakeholders in the community were also notified telephonically and by mail. The notice further stated that no action by the Planning Commission was required because the meeting was for informational/education purposes only.

At the May 13, 2013 meeting, a PowerPoint presentation was given by Staff and the Project's proponents. Commissioners asked questions regarding traffic impacts, resident dump fees, site comparisons, permitted tonnage, odor concerns, State storage standards, difference between enclosed and open MRF and TS, machinery involved, and recycling trends. Several residents also addressed the Planning Commission. One of the residents invited Staff and the project's proponents to present the informational/educational presentation at the next Los Angeles County More Advocates for Safe Homes (MASH) meeting.

The MASH meeting occurred on May 16, 2013 at the Los Nietos Community and Senior Center located at 11640 East Slauson Avenue, Whittier, CA 90606. Following a presentation by the owners of the proposed Project and comments by one of the City's Planning Commissioners, Staff gave a brief overview of the Project. Most of the audience was against the project and raised concerns related to traffic, odor, noise, vectors and general maintenance. The owner of the proposed Project invited several of the members in attendance to visit the Signal Hills Transfer facility and offered to provide transportation. Although more than 40 individuals attended the meeting, less than 10 visited the Signal Hills Transfer Facility.

Supervisor Don Knabe and his field officer were informed of the proposed project, since Supervisor Knabe represents the unincorporated area north of the project. Contact was also made with the school superintendent of the school district that is represented by the area of the proposed project.

Because of the potential adverse effect of the proposed Project's on the environment, an Initial Study/Mitigated Negative Declaration was prepared pursuant to the California Environmental Quality Act (CEQA) Guidelines. Public involvement is an essential feature of CEQA and the review process established by CEQA provides ample opportunity for the public to participate through scoping meetings, public notice and public review of CEQA documents.

In complying with CEQA's review process, a notice of intent (NOI) to adopt the Mitigated Negative Declaration (MND) was mailed to responsible and trustee agencies and agencies with jurisdiction by law and to all parties previously requesting notice. The Notice of Intent specified the review period, identified any public meetings or hearings on the Project, briefly described the Project, and stated where the proposed MND and all reference documents were available for review.

On June 6, 2013, the NOI to adopt the MND was electronically sent to the State Clearinghouse and posted with the County Clerk. Generally, where a State agency is a responsible agency or trustee agency's involvement is required, or where the project is of statewide, regional, or area wide importance, the MND is sent to the State Clearinghouse. The minimum public review period of the proposed MND when sent to the State Clearinghouse is 30 days, and as a result, this started a 30-day review period, beginning on June 7 and ending on July 7, 2013. The review period provides the public, special interest groups, government agencies and all other parties an opportunity to comment on the Project prior to the Project's approval. The Planning Commission cannot approve the Project and certify the environmental document prepared for the Project, before the review period has elapsed.

Legal Notice of the Public Hearing for the proposed Project and the MND was sent by first class mail on June 27, 2013, to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500+ ft. of the exterior boundaries of the property. The legal notice was also posted at the property, at the Los Nietos Community and Senior Center, Santa Fe Springs City Hall, the City Library and the City's Town Center kiosk on June 27, 2013, and published in a newspaper of general circulation (Whittier Daily News) on June 27, 2013. Notices were also sent to all property owners on both sides of Perkins Avenue, although these property owners were outside of the 500 ft. radius. The Notices specified that the Planning Commission at its regularly scheduled meeting on July 8, 2013 will hold a public hearing on CUP 733, DPA 879 and the environmental document (MND).

Staff later learned that the State Clearinghouse did not receive the electronic submittal. As a result, the 30-day review period did not officially begin nor end as stated. On June 20, 2013, the MND was resubmitted to the State Clearinghouse, thus beginning a new 30-day review period, beginning June 21, 2013 and ending July 22, 2013. Due to the new review period the public hearing, originally scheduled for July 8, 2013, was continued to August 12, 2013 since the Planning Commission could not act on the proposed Project nor certify the environmental document prepared for the proposed Project until the end of the 30-day review period.

At the Planning Commission meeting of July 8, 2013, the items were continued to the Planning Commission meeting of August 12, 2013 because the State Clearinghouse had not received the Initial Study/Mitigated Negative Declaration. Notwithstanding, several citizens spoke about their concerns: potential noise, odor control, pest control, future violations, property values, overall capacity, traffic impacts, and spot zoning.

At the Planning Commission meeting of August 12, 2013, Staff gave a presentation and addressed the citizen's concerns that were voiced at the July 8, 2013 meeting. Again, several citizens voiced their concerns with the project. The Planning Commission continued the item to the next Planning Commission meeting of September 9, 2013. On August 26, 2013, Staff received a letter from the applicant. Said letter indicated that they "have decided to reevaluate aspects of the subject applications, including the food waste processing issue and therefore would like to postpone the Planning Commission's consideration of those items for an indefinite period of time." At the Planning Commission meeting of September 9, 2013, during the Comment period, it was announced that the applicant had withdrawn their applications.

The applicant recently resubmitted a revised proposal. This proposal did not include the original request for a Food Waste Processing Facility (FWPF). Legal Notice for the proposed project, excluding the FWPF was sent to a newspaper of general circulation (Whittier Daily News) for publication on May 28, 2015. The Notice of Intent (NOI) to adopt a Mitigated Declaration with the Mitigated Negative Declaration/Initial Study were mailed to responsible and trustee agencies and agencies with jurisdiction by law. Unfortunately, the NOI contained an incorrect date by which comments were due and also the date and time of the Planning Commission meeting. A corrected NOI was subsequently mailed with the correct review period and deadline for public and agency comments. Meanwhile, staff received comments for the County of Los Angeles Department of Public Works (See attached for letter and response).

In the interim, Staff held a study session on April 13, 2015 at 5:00 p.m., to familiarize the Planning Commission with the project. Staff believed the study session was necessary because of the time lapse between the original submittal in 2013 and the recent resubmittal in 2015. As in the past, the MASH group, everyone within a 500+ radius were notified and everyone who requested that their name be placed on a mailing list for the project. During the study session several members of the audience spoke, including the applicant. Several commissioner also asked questions and/or made comments. Comments made/questions asked, included the following:

1. In support of the MRF, but not at this location
2. The area now floods, what will be done about that?
3. Would the water on site be contained on the site?
4. The site is similar to the Exide battery site.
5. Self-haulers would not obey rules.
6. What is the Tare Weight on Burke Street.
7. On the corner of Pioneer and Los Nietos Road there are bad odors, so now there will be another.
8. No one will be able to drive on Norwalk Boulevard
9. There is already increased traffic on Norwalk Boulevard, the MRF would compound traffic.
10. Does not believe this is a good idea.

11. Los Nietos Road and Norwalk Boulevard has the highest traffic rate. Adding trash trucks would make the situation worse.
12. There will be days with smell and days without smells.
13. It is a bad idea at this particular location. Why not way down south by Cerritos
14. You take your life in your hand at Los Nietos Road.
15. Had an opportunity to visit other MRF, but those other facilities are not as close to residential as this.
16. Norwalk Boulevard is not conducive for the proposed use.
17. Los Nietos Road narrows.
18. Will there be V.A. waste at this facility.
19. We talk about UWS's rights, but what about my rights to enjoy a BBQ.
20. The site is too small.
21. What type of filters will address methane?
22. We need a state-of-the-art recycling plant.
23. Does not see traffic as an issue.
24. What is the difference in traffic reduction from 1500 TPD to 750 TPD?
25. How often does are the machinery checked?
26. Witnessed emergency vehicle stopped because of train and traffic
27. 3rd party trucks will do what they want.
28. Have been picking-up your trash for the last 8 years/Tonage has been reduced from 2,500 to 750/will never come back to City for food waste-there is another site where the food waste is taken.

Beginning in the middle part of April, latter part of May and early part of June, Staff received numerous letters voicing opposition to the MRF. The majority of the letters were form letters. Letters were also sent to the City Council. A sample copy of the letters are attached.

At the June 8, 2015 Planning Commission meeting, the items were continued to an Adjourned meeting on June 22, 2015 at 6:00 p.m. Notwithstanding, comments made by members in the audience included the statements *that we (City) were being very insensitive to the community and that we could have done more planning*. Commissioner Madrigal also spoke and requested that staff include as a condition of approval that regardless of the outcome for the Project, the applicant would proceed with the tentative map.

In anticipation of the June 22, 2015 adjourned meeting, notification of the date and time of the public hearing was sent to the MASH group, everyone within a 500+ radius and everyone who requested that their name be placed on a mailing list for the project.

CUP Case No. 733

The proposed project is a request by UWS to obtain a CUP to operate a Material Recovery Facility (MRF), and Transfer Station at their existing collection truck storage and repair facility located at 9010 and 9016 Norwalk Boulevard in the City of Santa Fe Springs. The proposed project, if approved, will provide a full range of solid waste processing and recycling activities within the project site.

OVERVIEW OF OPERATIONAL CHARACTERISTICS OF THE PROJECT

As indicated previously, the proposed project is a request by UWS to obtain a CUP to operate a MRF and TS at their existing collection truck storage and repair facility. Once operational, the proposed project will provide a full range of solid waste processing and recycling activities. The maximum permitted processing capacity will initially be 750 Tons Per Day (TPD), with a maximum capacity of 1500 TPD. Key elements of the proposed MRF are summarized below:

1. Building "A" – 28,096.7 Sq. Ft. Material Recovery Facility 4,248 Sq. Ft. Office Space

This existing concrete tilt-up building will be retrofit as a MRF. The building will also be given a façade treatment. Curbside recyclables and other source separated recyclable material will be tipped inside the building. This material will include: cardboard, newspaper, mixed paper, junk mail, HDPE and PET plastic containers, film plastic, glass bottles, ferrous and aluminum cans, and other metals and plastics. The mixed material will be fed to an automated sorting system where machines and workers will sort the material into various commodity grades. The processing system will include: conveyors, screens, magnets, classifiers, and a baler. A portion of this building will be cut off to improve the circulation of truck traffic entering and exiting the site.

Sorted materials will be stored in bunkers, bins and roll-off containers. All commodities except glass will be baled and the bales will then be transported to the existing 10,606 square-foot tilt-up building (Building B) for staging prior to loading into trucks or shipping containers. Typically, the recyclable materials will be moved out of the MRF on an hourly basis. Residual, non-recyclable waste remaining after the sorting process will be loaded continually into roll-off containers and hauled to the new transfer building (Building C) as the containers fill.

It is anticipated that the sorting operation will be conducted over one shift initially, expanding to two shifts as the volume of material grows. Normal operations within the building will be conducted from 6:00 AM to 10:00 PM, Monday - Saturday; however, the owner needs the flexibility to operate 24 hours per day, seven days per week if conditions warrant. Approximately 20-25 workers per shift will operate the MRF.

The building will be fully sprinkled per fire department requirements. Incoming collection trucks with curbside recyclables or clean commercial loads will enter the site from Norwalk Boulevard, weigh in, and back into the MRF building where loads will be tipped. Most collection trucks will have their TARE weights on file and will not need to weigh out. These trucks will leave the MRF building and exit the site by making a right-hand turn onto Norwalk Boulevard.

2. Building "B" – 10,605 Sq. Ft. Storage Building

This existing concrete tilt-up building will be retrofit as a bale storage facility. A new 2,180 sq. ft. enclosed loading dock addition and 715 sq. ft. restroom is also proposed. Bales from the MRF will be stacked according to fire department regulations related to height of the bales and aisle widths in between. Bales will be comprised of: cardboard, paper, plastic and metal. As bales accumulate throughout the day, they will be loaded by forklift into semi-trucks at the adjacent loading dock. Bale storage will seldom exceed two or three days. The building will be fully-sprinkled per fire department regulations.

3. Building "C" – 20,100 Sq. Ft. Transfer Station

Building "C" is a new 20,100 sq. ft. tilt-up concrete building to be constructed within the eastern portion of the property. Inside the transfer station building, various materials will be tipped in designated areas and these materials will consist of municipal solid waste (MSW), green waste and construction and demolition (C&D) debris. Within this new building, the waste will be consolidated into large vehicles for transport to landfills, chip and grind/compost facilities, commodities markets and end users. Public customers will have their own designated tipping area, separate from the large collection trucks. The key operational elements of the new waste transfer station include the following:

Sorting of the C&D materials will be accomplished inside the transfer building by employees working in tandem with a wheeled loader. Inert materials, wood waste, bulk metal, old corrugated cardboard (OCC), drywall (gypsum board), and other recyclables will be separated and loaded into roll-off containers or transfer trucks for hauling to an end user, a processor, or to the commodities markets. These materials will be transferred out on a daily basis.

Green waste will be staged in a certain area of the tipping floor and loaded into transfer trucks for haul to chipping and grinding or composting operations. This material will be loaded out on a daily basis and in all cases within 48 hours per State regulations. MSW will be tipped by collection trucks in a designated area of the transfer building adjacent to the load out area where bulk recyclable materials such as metal, cardboard and wood will be removed for recycling. The remaining residual MSW, as well as non-salvageable material from the MRF sorting operation, will be

consolidated into transfer trucks for transport to local landfills. Front end loaders will utilize a push wall to efficiently load residual waste over the side of transfer trucks that will sit on axle scales to ensure that the trucks do not exceed the legal limits. Two transfer trucks can be loaded simultaneously. Once loaded, the transfer trucks use the outbound by-pass lane and exit to Norwalk Boulevard. Residual waste and recyclables will be loaded out within 24 hours, and in some cases, within 48 hours.

The building will be fully-sprinkled per fire department regulations and will also be fitted with a deodorizer-containing misting system to control dust and odor.

4. Building "D"- Existing 2-Story Office Building

This building is an existing two-level office building with a floor area of 5,376 sq. ft.

5. Building "E"- Existing Shop Building

This building is a 4,616 sq. ft. structure that is presently being used as a truck repair shop for vehicles operated by UWS. This building will be demolished to accommodate on-site parking and circulation requirements.

6. Truck Scale - Vehicle weighing (both in and out)

The existing 36-foot long truck scale, located next to Building D, will be removed. Two new truck scales will be installed for weighing incoming and outgoing vehicles. All incoming vehicles with loads of MSW, recyclables, C&D material, and green waste, pull onto the inbound truck scale and are weighed before proceeding to the appropriate areas of the facility to tip their loads. Empty commodity vehicles will use the incoming bypass lane and proceed to the transfer building or loading dock. After unloading, collection vehicles with TARE weights on file will use the exit bypass lane and proceed directly to Norwalk Boulevard. Empty vehicles without TARE weights and vehicles with commodities will weigh out, pay any required fees or pick up weight tickets, and proceed onto Norwalk Boulevard.

7. Hours/Days of Operation

The facility will be open to the public from 7:00 AM to 7:00 PM, Monday through Saturday, for tipping of recyclables, green waste, C&D debris and MSW. Additionally, the following operations may be conducted 24 hours per day, seven days per week:

- Delivery of commercial collection truck loads containing recyclables, green waste, C&D debris, and MSW;
- Sorting and baling of recyclables in the MRF;
- Loading commodity trucks for transfer of recyclables to markets and end users;

- Loading of transfer trucks inside the transfer station building for transport of MSW to landfills, green waste to composting facilities, and C&D debris to processing facilities;
- Trucks leaving the facility with commodities or residual waste; and,
- General site maintenance and housekeeping functions.

Operations within the facility will be conducted from 6:00 AM to 10:00 PM, Monday through Saturday. The facility will be closed on Sundays and some National holidays.

8. Number of Employees

This proposed operation will employ one scale attendant, six administrative staff, and 24 workers per shift in Building "A", two workers in Building "B", 13 workers in Building "C" (including transfer truck drivers), and two maintenance workers for a total of approximately 48 workers per shift. The number of shifts will depend on the tonnage being processed.

CONDITIONAL USE PERMIT APPROVAL - COMMISSION'S CONSIDERATION.

Pursuant to Section 155.716 of the Zoning Regulations, before granting a conditional use permit, the Commission shall satisfy itself that the proposed use will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general.

For the following reasons, Staff believes that the proposed use will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general:

1. All refuse shall be removed from the facility within 48 hours of delivery. State regulations require the removal of this waste within 48 hours. All waste will be located within the building.
2. All facility operations shall be conducted within the buildings and no outdoor storage of any materials, including green waste, shall be permitted. In addition, all truck loads must be secured and covered.
3. Green waste and MSW shall not be stored onsite for longer than 48 hours. All waste is required to be transferred in a "first in - first out" manner to minimize the potential for odor generation. State regulations require the removal of this waste within 48 hours and all waste will be located within the buildings
4. The owner is required to construct and maintain a "state-of-the-art" misting system in the transfer building that shall include water and/or odor neutralizers. The misting system shall be kept on during operational hours, except for

routine maintenance. This misting system will comply with SCAQMD requirements related to the control of odors and fugitive dust.

5. 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. Compliance with these regulations will be monitored through the Mitigation Monitoring and Reporting Program.
6. The owner is required to comply with all SCAQMD Rules and Regulations for the operation of a transfer station. These rules include Rule 402 which prohibits the creation of an odor nuisance and Rule 410 which is designed to minimize odors from trash and recycling centers. Compliance with these regulations will be monitored through the Mitigation Monitoring and Reporting Program.
7. The owner is required to implement daily litter pick-up on Site, along adjacent properties, adjacent streets, and where feasible, along the designated Routes, such that any litter resulting from the operation of the proposed project (including customers delivering waste to the Site) will be removed. The owner is also obligated to clean up debris in the public right-of-ways and/or Routes regardless of whether such debris was inadvertently spilled or intentionally dumped. This requirement has been identified as a mitigation measure and its compliance will be assured as part of the Mitigation Monitoring and Reporting Program.
8. The site shall be maintained in a neat and orderly condition, unfavorable to rodents and insects, including cleaning of litter and debris on the property and along roads near the site, at a minimum, daily, or, as frequently as necessary. The owner is also required to develop and implement a rodent and insect management program, including contracting with a professional pest control company to inspect the site on a periodic basis, no less often than once per month. In the event of apparent pest vector activity, within twenty-four (24) hours of City direction, the owner/developer is required to implement vector control measures sufficient to remedy the vector nuisance. This requirement has been identified as a mitigation measure and its compliance will be assured as part of the Mitigation Monitoring and Reporting Program.
9. The owner is required to conduct a daily waste load checking program, approved by the County Health Department, to prevent the receipt of incidental hazardous wastes at the station. This requirement has been identified as a mitigation measure and its compliance will be assured as part of the Mitigation Monitoring and Reporting Program.

10. All waste collection vehicles to and from the MRF/TS must be adequately covered to eliminate spillage. This is both a SCAQMD requirement and has been identified as a mitigation measure.
11. The owner-owned vehicles are not allowed to park overnight on City streets or on private property, not owned by the owner.
12. All collection, transfer and commodities trucks are required to comply with the Inbound Route and Outbound Route as indicated in the Traffic Impact Report that was prepared for the proposed Project and as illustrated in *Figure 4, 5 and 6* on pages 12, 13 and 14 of said report.
13. The City noise standards shall be complied with during construction and operation and noise levels generated at the Site shall not exceed the decibel levels set forth within the Noise Level Table. This requirement has been identified as a mitigation measure and its compliance will be assured as part of the Mitigation Monitoring and Reporting Program.
14. The property shall be fenced and secured during all non-operating hours to prevent unauthorized dumping. Security cameras shall also be installed at the property frontage to aid in the prevention and prosecution of criminal activity. Authorized after-hour activities will not occur since employees will be on-site 24 hours a day.
15. Spotters are required to be employed throughout the site to direct customer traffic and ensure safe and efficient use of the facility.
16. The subject site is adequate in size and shape to accommodate the proposed use as evident by the circulation exhibits provided by the applicant.
17. In 2011, AB 341 established a new state-wide goal, this time focusing on 75 percent recycling by 2020. The MRF will be instrumental in helping the City reach this new goal.

Other Considerations: Issues raised during the public meetings.

1. How do you control noise?

Staff's Response: The City noise standards shall be complied with during construction and operation of the MRF/TS. Noise levels generated at the Site shall not exceed the decibel levels set forth within the City Noise Level Table. If the City receives more than one complaint that noise levels exceed such limit, the City may hire a certified acoustical engineer to measure Site related noise levels. The

owner/developer shall be responsible to suspend or mitigate non-compliant noise if a violation is documented and shall reimburse the City for acoustical engineering costs. The owner/developed shall cooperate with the Planning Director to address other substantiated noise complaints which can be mitigated through reasonable business efforts. Also, all processing of materials will occur within fully-enclosed buildings.

2. How do you control odors?

Staff's Response: The use shall comply with Section 155.420 of the City's Zoning Regulations regarding the generation of objectionable odors. Pursuant to said section, *"Any process which involves the creation or emission of any odors, gases or other odorous matter shall at all times comply with the standards set by the South Coast Air Quality Management District. In no event shall odors, gases or other odorous matter be emitted in such quantities as to be readily detectable when diluted in a ratio of one volume of odorous air to four volumes of clean air. The point of measurement shall be at the lot line or at the point of greatest concentration if further than the lot line."* If there is a violation of this aforementioned Section, the property owner/applicant shall take whatever measures necessary to eliminate the objectionable odors from the operation in a timely manner.

The use shall comply with all SCAQMD Rules and Regulations for operation of a transfer station. These rules shall include Rule 402 which prohibits the creation of an odor nuisance and Rule 410 which is designed to minimize odors from trash and recycling centers through misters and reverse air pressure equipment at all openings. Rule 410 also requires facility operators to designate an odor control method or technique for each source of odors at a facility.

3. How do you control flies?

Staff's Response: All processing of materials will occur within fully-enclosed buildings. No materials shall be stored outside buildings. The site shall be maintained in a neat and orderly condition, unfavorable to rodents and insects, including cleaning of litter and debris on the property and along roads near the Site, at a minimum, daily, or as frequently as necessary to comply with this condition. The owner/developer shall develop and implement a rodent and insect management program, including contracting with a professional pest control company to inspect the Site on a periodic basis, no less often than once per month. In the event of apparent pest vector activity, within twenty-four (24) hours of City direction, owner/developer shall implement vector control measures sufficient to remedy the vector nuisance.

4. What happens if the use is in violation of the conditions of approval?

Staff's Response: The Planning Commission, at a duly noted public hearing can revoke the CUP.

5. Where will the waste stream come from?

Staff's Response: The waste stream will come from West Whittier (Los Nietos area), South Whittier, parts of La Mirada, commercial areas in L.A. County (from the 605 to 60 to Santa Fe Springs), from areas currently served, and from parts of Long Beach, Montebello, Bell Gardens, Commerce and Vernon.

6. Why did the City only notify within a 500 foot radius?

Staff's Response: Generally, only a 300 foot radius is required; however, the City's Municipal code specifies a 500 foot radius. Staff also notified residents beyond the 500 foot radius. Staff also notified residents that signed a mailing list at the previous meetings. Many of these residents live beyond the 500-foot radius.

7. Will odors be mitigated through biofilters?

Staff's Response: No. Biofiltration is a pollution control technique that uses living material to capture and biologically degrade pollutants. This technique is most commonly used in the treatment of wastewater. The proposed project will employ special air filtration equipment, air ventilation equipment that will reverse indoor air pressure (to prevent odors from escaping through open doors), quick-closing door mechanisms, and an odor misting system.

8. Will there be testing of soils?

Staff's Response: A Phase I and II study has been performed on the site.

9. Will trucks entering the site be able to make a right turn without going into the adjacent lane?

Staff's Response: Yes. With some difficulty, under existing conditions, trucks can make a right turn into the property without going into the adjacent lane. The owner, however, has agreed to widen the driveway to accommodate trucks simultaneously entering and exiting the site. This will require removing a portion of the front building. The proposed site plan indicates a radius driveway with a width of 70 feet which will facilitate right turns into the site. These improvements are identified in the Initial Study and MND.

10. How long can the materials be stored onsite?

Staff's Response: Residual waste will typically be transported out of the MRF within

24 hours, and in all cases, within 48 hours.

11. What about the wear and tear on the roads?

Staff's Response: The owner pays a fee to the Public Works Department to reconstruct/resurface the street. According to the traffic analysis, the average daily traffic will be between 40% and 60% less than that of the previous 2,500 TPD scenario. In addition, the actual net increase will be negligible when considering the total daily traffic generated by the existing use.

12. Will there be a host fee?

Staff's Response: Yes, there will be a host fee that will be negotiated through a Host Fee Agreement. It is anticipated that the fee would be \$2.25 per ton up to 750 TPD and \$3.00 per ton from 751 TPD to 1,500 TPD. The Agreement must be approved by the City Council.

13. How will the proposed use affect property values?

Staff's Response: The Mitigated Negative Declaration/Initial Study does not nor is required to analyze property value impacts. However, the remodel of the buildings, construction of a new building, and the installation of new landscaping and sidewalk will ultimately increase the value of the property and possibly that of the surrounding properties.

14. Will UWS need to find an outlet to Dice Road?

Staff's Response: Staff originally required that the owner maintain the existing access road agreement with the Railroad and that the owner enter into an agreement with the Railroad to construct a new access road connecting the proposed development with Dice Road. The railroad is unwilling to enter into such an agreement or to sell the property. The applicant also sought access from property owners to the east and also to the south, but was unsuccessful; consequently, the condition was removed.

15. Will UWS trucks add to the congestion on Norwalk Boulevard?

Staff's Response: The proposed Project will result in a negligible amount of peak hour traffic when considering the existing traffic being generated. Under the 750 TPD scenario, the peak hour traffic would essentially be the same as existing conditions for the AM peak hour. For the PM peak hour, this scenario would result in 13 additional PM peak hour trips. For the 2,500 TPD scenario, the proposed use would result in the net increase of 12 AM peak hour trips and 53 PM peak hour trips. The majority of these peak hour trips would be employees traveling to-and-from the work

site during shift changes.

Based on the Existing plus Project LOS analysis, and the significance criteria of the City, the proposed project would not create any significant impacts to the study area intersections. Most of the intersections are forecast to continue to operate with satisfactory LOS (at LOS D or better) in the weekday AM and PM peak hours. The delays at the two project driveways would improve as the left turn movements into, and out of the project site would be prohibited (i.e., right turn in/out only access).

16. Will the site be able to accommodate the 2,500 tons?

Staff's Response:

UWS performed a detailed analysis of the capability of the proposed MRF/TS facility to receive, process, and ship out up to 2,500 tons per day of recyclables, greenwaste, construction and demolition debris, and municipal solid waste. The analysis included an assessment of the following key operations:

- Incoming truck queuing space and weigh in on the scales
- Tipping area evaluation including number of trucks that can unload simultaneously, unloading time, and volume of material that can be staged
 - MRF building
 - Transfer building
- Processing capability in tons per hour and per day
 - MRF
 - Transfer
- Bale storage capacity and load out of recyclables
- Load out of MSW in transfer trucks

The conclusion of the study was that the facility could handle 2,500 TPD of material in a safe and effective manner. A detailed analysis is included as an attachment to this staff report. It is also important to note that the maximum permitted capacity being requested by the Applicant was reduced from 2,500 TPD to 750 TPD for the initial phase of operation and 1,500 TPD for the maximum permitted capacity.

17. Concern of Spot Zoning

Staff's Response: Spot zoning is a provision in a general zoning plan which benefits a single parcel of land by creating an allowed use for that parcel that is not allowed for the surrounding properties in the area. Because of implications of favoritism, spot zoning is not a favored practice. The proposed use is allowed as a conditional use permit activity within the M-2, Heavy Manufacturing, Zone.

18. In support of the MRF, but not at this location.

Staff's Response: The project site where the facility is proposed is "conditionally" permitted under the current zoning. The property owner requested the project be considered as part of the CUP application that was submitted to the City for review. Under State's Planning Zoning Laws (PZL), the City must consider the application.

19. The area now floods, what will be done about that?

Staff's Response: The ponding of the water on the east side of Norwalk Boulevard is north of the railroad tracks and is due to a low point in the road. The natural drainage course runs south on Norwalk Boulevard, then south unto the railroad right-of-way. The issue is that the inlet from the curb and gutter into the railroad property is via 3-4 inch pipes running under the sidewalk. This inlet restricts the flow and therefore backs up the water on Norwalk Boulevard. The storm water eventually gets to the railroad property; however this process takes a long time to occur

20. Would the water on site be contained on the site?

Staff's Response: Yes, new laws require that all surface runoff be impounded or contained on-site. The property is located outside of a FEMA-designated flood zone. As part of the development review process, a hydrology study must be prepared by the Applicant's civil engineers and approved by the City. No off-site flows or drainage from the project site will be permitted. The project will also be subject to all pertinent Clean Water Act (CWA) and National Pollution Discharge Elimination System (NPDES) requirements. The facility will comply with new stormwater regulations and will provide enhanced capture and control of stormwater runoff, which will be an improvement over existing conditions.

21. The site is similar to the Exide battery site.

Staff's Response: The Site is not similar to the Exide battery plant which was a battery recycling plant in the city of Vernon that was ultimately forced to close after reaching an agreement with federal officials. Exide acknowledged criminal conduct, including the illegal storage and transportation of hazardous waste. Company officials avoided criminal charges in exchange for shutting down, demolishing and cleaning the 15-acre battery recycling plant about five miles southeast of downtown Los Angeles.¹

22. Self-haulers would not obey rules

Staff's Response: Since particular rules were not identified, it is difficult to respond to which rules are being referred to. However, self-haul operators that do not comply

with the facility's requirements will not be permitted to dump their loads. Self-haulers must obey facility rules like everyone else. These include, but are not limited to, right-turns only in and out of the facility; tarping of all loads to minimize litter; no loads containing liquids, medical waste or hazardous waste; following direction of the scalehouse and traffic management personnel; etc. Personnel (spotters) will be located throughout the facility to ensure that all requirements (such as the covering of loads and the load check program) are adhered to.

23. What is the Tare Weight on Burke Street

Staff's Response: The maximum permitted truck weight on Burke Street is 3 tons.

24. On the corner of Pioneer and Los Nietos Road there are bad odors, so now there will be another.

Staff's Response: Staff is aware of recent and/or past complaints about odors emanating from the corner of Pioneer Boulevard and Los Nietos Road. The City Department of Fire-Rescue has investigated the complaints and determined that the odors were emanating from a company at Pioneer Boulevard and Los Nietos Road. The City is working with the business to abate the odors. Notwithstanding, extensive mitigation measures have been identified as a means to control potential odors. (Please see response 2).

25. No one will be able to drive on Norwalk Boulevard.

Staff's Response: There is no reason to believe, based on the traffic study, that project trucks will create adverse impacts on traffic on Norwalk Boulevard.

26. There is already increased traffic on Norwalk Boulevard, the MRF would compound traffic.

Staff's Response: Please see response 25.

27. The proposed project is not a good idea.

28. Los Nietos Road and Norwalk Boulevard has the highest traffic incident rate and adding trash trucks would make the situation worse.

Staff's Response: The collision history for the past five years of the Norwalk Boulevard Corridor between Los Nietos Road and Perkins Street was reviewed.

- The section of Norwalk Boulevard between Los Nietos Road and Perkins Street does not indicate that there is a midblock collision problem as demonstrated by two reported collision in this street segment in the past five

years.

- Collisions at the intersection of Los Nietos Road and Norwalk Boulevard have generally increased from 2009 (7 total) up to 2013 (10 total) with only 2011 (5 total) showing a decrease. The increase in numbers is due mainly to an increase in motorist's violation of right-of-way. Since the majority of the collisions occurred outside of AM or PM peak hours, this would indicate that intersection congestion is not a factor in the collisions. This increase in collision numbers could be due to the train activity along the BNSF railway tracks which are in close proximity to the intersection as approaching trains routinely preempt the traffic signals at the intersection.

29. There will be days with smell and days without smells.

Staff's Response: Please see response 2 above.

30. It is a bad idea at this particular location. Why not way down south by Cerritos You take your life in your hand at Los Nietos Road?

Staff's Response: Under the applicable existing zone, the proposed project is conditionally permitted with the approval of a CUP. The focus of the staff's review is to ensure the project's design conforms to local development requirements, to ensure that potential impacts are identified and mitigated to the fullest extent, and to oversee the public review process.

31. Had an opportunity to visit other MRF, but those other facilities are not as close to residential as this.

Staff's Response: Staff also visited two other MRF's, one in Signal Hill and the other in the city of Industry. Both were not close to residential areas. Notwithstanding, the current Code allows for the use at this particular location with a CUP. It is important to note that mitigation measures are identified as a means to address potential impacts on homes in the area.

32. Norwalk Boulevard is not conducive for the proposed use.

Staff's Response: Under the applicable existing zone, the proposed project is conditionally permitted with the approval of a CUP at this particular location. Norwalk Boulevard is a major arterial. A Major Arterial is a four-to-six-lane roadway with limited or no on-street parking, with a typical right-of-way width of 100 to 120 feet and a curb-to-curb pavement width of 80 to 104 feet. Major arterials typically carry a significant volume of regional traffic.

The site's General Plan and Zoning designations indicate the appropriate land use for

the site. The majority of Norwalk Boulevard in this portion of Santa Fe Springs is zoned for industrial and manufacturing uses. The upgrading of the site with new landscaping, new building facades, painting, and resurfacing will be a significant improvement over the existing conditions.

33. Los Nietos Road narrows

Staff's Response: The traffic study prepared for the proposed project indicates that no traffic will use that segment of Los Nietos Road located to the west of Norwalk Boulevard. (Please refer to Exhibit 3-24 and 3-25 included in the Initial Study).

34. Will there be V.A. waste at this facility?

Staff's Response: There will not be any Veteran Administration's waste at this facility.

35. We talk about UWS's rights, but what about my rights to enjoy a BBQ?

Staff's Response: Under the existing Municipal code, the Applicant has a right to apply for approval of the proposed Project since the use is allowed with approval of a CUP.

36. The site is too small.

Staff's Response: The combined area of the site is ± 3.81 acres and exceeds the minimum lot area of 7,500 sq. ft. as required by the Municipal code. Based on the site plan and operational characteristics of the proposed Project, it appears that the size of the property is able to accommodate the proposed Project.

The site plan has undergone extensive review by planning and engineering officials from the City. This review involved a number of changes to the original site plan. These revisions include widening the entryway, revising the internal circulation layout, and removing a portion of the office building to facilitate better access. In addition, the reduction of the permitted capacity from the original 2,500 TPD to 750 TPD and 1,500 TPD translated into a reduction in trips to the site.

37. What type of filters will address methane?

Staff's Response: Methane is a byproduct of the decomposition of organic material. Methane emissions are a common occurrence in landfills where organic waste is buried and decomposition occurs over a long period of time. No organic waste decomposition that would lead to the creation of methane will occur on-site. All waste will be typically removed within 24 hours and no longer than 48 hours. Moreover, the

site is not located within a Methane Zone area and as a result no methane monitoring systems are required. Moreover, the food waste component has been removed from the proposal.

38. We need a state-of-the-art recycling plant?

Staff's Response: The proposed project will involve a substantial modification and rehabilitation of the existing on-site improvements to accommodate the MRF, new offices, new bail storage building, and the new scales. In addition, a new transfer building will be constructed. The buildings where waste processing will occur will be equipped with state-of-the-art features to control odors and fugitive dust. Staff is in agreement.

39. Does not see traffic as an issue?

Staff's Response: Traffic was a significant concern to the City initially with the 2,500 TPD scenario. The current proposal calls for a significant reduction in the overall permitted capacity. The initial capacity will be 750 TPD with a maximum permitted capacity of 1,500 TPD. The proposed project will result in a negligible amount of peak hour traffic when considering the existing traffic being generated. Under the 750 TPD scenario, the peak hour traffic would essentially be the same as existing conditions for the AM peak hour. For the PM peak hour, this scenario would result in 13 additional PM peak hour trips. For the 2,500 TPD scenario, the proposed use would result in the net increase of 12 AM peak hour trips and 53 PM peak hour trips. The majority of these peak hour trips would be employees traveling to-and-from the work site during shift changes.

40. What is the difference in traffic reduction from 1500 TPD to 750 TPD

Staff's Response:

	2 trips (one inbound and one outbound) Number of Trips (total inbound and outbound)		
	750 TPD	1500 TPD	2500 TPD
Self Haul	48	100	162
Collection	182	362	606
Commodity	16	32	54
Transfer	50	98	164
Employees/visitors	58	160	192
TOTAL:	354	752	1178

41. How often are the machinery checked?

Staff's Response: The maintenance and timing is the responsibility of the Applicant. The City's concerns focus on any potential malfunction that may create an impact or otherwise affect proper mitigation.

42. Witnessed emergency vehicle stopped because of train and traffic?

Staff's Response: The greatest impact on emergency vehicle access in the immediate area is related to rail traffic that will block traffic along Norwalk Boulevard. The proposed project will not have an impact on the frequency or duration of rail traffic.

43. 3rd party trucks will do what they want.

Staff's Response: All trucks using the facility will be required to comply with all pertinent regulations. The facility will employ "spotters" to ensure that regulations are being adhered to. These regulations will include, ensuring that all trucks are properly covered and that the loads do not hazardous materials.

44. Have been picking-up your trash for the last 8 years/Tonage has been reduced from 2,500 to 750/will never come back to City for food waste-there is another site where the food waste is taken.

Staff's Response: The Applicant has agreed to a reduction in tonnage from 2,500 to 750, with the ability of a maximum tonnage of 1,500. The food waste processing has been removed from the proposed Project.

DPA CASE NO. 879

Development Proposal:

Site Plan (Sheet ST-1): The owner/developer is proposing the construction of a new 20,000 sq. ft. building within the rear south west portion of the subject property.

STREETS AND HIGHWAYS

The subject properties are located on the east side of Norwalk Boulevard at 9010 and 9016 Norwalk Boulevard, respectively. Within the Circulation Element of the City's General Plan, Norwalk Boulevard is classified as a Major Highway.

ZONING, GENERAL PLAN AND LAND USE

Zoning on the subject property and the surrounding properties is M-2, Heavy Manufacturing with a General Plan Land Use designation of Industrial. The zoning, general plan and land use of the surrounding properties are as follows:

Surrounding Zoning, General Plan Designation, Land Use			
Direction	Zoning District	General Plan	Land Use (business type/category)
North	M-2 (Heavy Manufacturing)	Industrial	Union Pacific Railroad
South	M-2 (Heavy Manufacturing)	Industrial	AMB Los Nietos Business Center
East	M-2 (Heavy Manufacturing)	Industrial	Distributor of fiberglass, thermoset plastic resins, glass, carbon and aramid reinforcements, fillers, and accessories
West	M-2 (Heavy Manufacturing)	Industrial	Manufacturers' representative firm, specializing in construction, industrial, and energy management products for the electrical industry

PUBLIC HEARING NOTIFICATION

This matter was set for Public Hearing in accordance with the requirements of the Government Code Section 65905 and the requirements of Section 155.674 and Sections 155.860 through 155.866 of the City's Municipal Code. Legal Notice of the Public Hearing for proposed Conditional Use Permit Case No. 733 and Development Plan Approval Case No. 879 was sent by first class mail on August 1, 2013 and June 10, 2015 to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500+ feet of the exterior boundaries of the property. The legal notice was also posted in Santa Fe Springs City Hall, the City Library, and the City's Town Center on August 1, 2013, and June 10, 2015 and published in a newspaper of general circulation (Whittier Daily News) on August 2, 2013, and again on May 28, 2015, as required by the State Zoning and Development Laws and by the City's Zoning Ordinance.

DEVELOPMENT PLAN APPROVAL - COMMISSION'S CONSIDERATION.

Pursuant to Section 155.739 of the Zoning Regulations, in studying any application for development plan approval, the Commission shall give consideration to the following:

- (A) That the proposed development is in conformance with the overall objectives of this chapter.

Finding 1: The City's Zoning Ordinance is the primary implementation tool for the goals and policies contained in the Land Use Element (General Plan Land Use Element). The General Plan designation that is applicable to the project site is Industrial and the site is zoned M-2 (Heavy Manufacturing). The proposed project is consistent with the City's General Plan in that with the project, the General Plan Land use designation of Industrial and zoning designation of M-2, Heavy Manufacturing, will not change. The project site is located in the midst of an industrial district located in the northern portion of the City. Industrial development abuts the site on the east, south, and north. A railroad ROW extends along the site's northern side and industrial uses are located adjacent to the project site on the south and east. Norwalk Boulevard extends along the site's west side. Industrial uses are located further west, along the west side of Norwalk Boulevard. Smaller commercial and industrial uses are located northwest of the project site, along both sides of Norwalk Boulevard.

UWS's proposed project conforms with the overall objectives of the City's zoning regulations in that UWS use of the property as a MRF, and TS is an allowable use with a Conditional Use Permit in the M-2 zone district. Additionally, the proposed improvements, including remodel of several buildings and the construction of a new building, new sidewalks, and landscaping have been designed to adhere to the development standards of the M-2 zone district.

Staff is recommending that Finding No. 1 be made.

- (B) That the architectural design of the proposed structures is such that it will enhance the general appearance of the area and be in harmony with the intent of this chapter.

Finding 2: The proposed improvements will represent significant enhancements to the appearance of the Site. The Site is characterized by buildings constructed in the 1960's and 80's, minimal landscaping, poor internal circulation, a non-conforming corrugated metal building and a parcel without frontage on a public street. The proposed façade improvement and the new building are characterized by articulated façade, new color scheme, reveals and fenestration. The existing non-conforming corrugated metal building will be demolished. These and other design details will result in a pleasant and pleasing aesthetic presence to visitors and the public.

Staff is recommending that Finding No. 2 be made.

- (C) That the proposed structures be considered on the basis of their suitability for their intended purpose and on the appropriate use of materials and on the principles of proportion and harmony of the various elements of the buildings or structures.

Finding 3: The proposed improvements are completely suitable for all of sites intended uses, as a MRF and TS. Each building, existing and proposed is designed for specific purposes. For example, Building "A" is designed to accommodate a MRF, Building "C" for a TS and Building "B" for storage.

Staff is recommending that Finding No. 3 be made.

- (D) That consideration be given to landscaping, fencing and other elements of the proposed development to ensure that the entire development is in harmony with the objectives of this chapter.

Finding 4: UWS has met extensively with City staff regarding the proposed project, and the current design incorporates numerous design elements that were directly suggested by the City to achieve conformance with the objectives of the zoning regulations. Specifically, the project provides extensive landscaping, decorative trees, shrubs, groundcover, and sidewalks that are off-set from the curb. Additionally, the southerly driveway will be widened to 70 feet and a portion of the Building A will be cut back to accommodate truck ingress and egress. New fences and gates are proposed to provide security screening and screening of the interior of the site from Norwalk Boulevard. Additionally, the non-conforming corrugated metal building will be demolished.

Staff is recommending that Finding No. 4 be made.

- (E) That it is not the intent of this subchapter to require any particular style or type of architecture other than that necessary to harmonize with the general area.

Finding 5: A specific architectural design was not imposed upon UWS; rather, the architect and Staff worked together to design buildings that are both functional and architecturally pleasing. Accordingly, the design characteristics of the façade and proposed building were of UWS's choosing, but are also in harmony with the design principles that appear elsewhere in the City.

Staff is recommending that Finding No. 5 be made.

- (F) That it is not the intent of this subchapter to interfere with architectural design except to the extent necessary to achieve the overall objectives of this chapter.

Finding 6: UWS's design plans for the proposed improvements were not significantly restricted or curtailed by the requirements of the City's zoning code; rather, as described above, the City has suggested design principles and presented options for UWS's architects to select when designing the proposed improvements. Accordingly, the new proposed project is both a functional facility for UWS operational needs and promotes the architectural design principles seen as important by the City.

Staff is recommending that Finding No. 6 be made.

Land Use Element Goal 5: Provide an environment to stimulate local employment, community spirit, property values, community stability, the tax base, and the viability of local business.

It is projected that the proposed use will result in an additional 48 individuals being added to the workforce. Construction of the new building will result in additional employment, provide for a stable business presence, and contribute to the City's tax base.

Land Use Element Goal 9: Provide for growth and diversification of industry and industrial related activities within the Santa Fe Springs industrial area.

- **Policy 9.3: Assist, to the greatest extent possible, the transition of existing buildings to contemporary building standards.**

See response under Finding 2.

ENVIRONMENTAL DOCUMENTS

ENVIRONMENTAL DOCUMENT- Mitigated Negative Declaration/Initial Study Prepared.

The environmental analysis provided in the Initial Study indicates that the proposed project will not result in any significant adverse unmitigable impacts on the environment; therefore, the City caused to be prepared and proposes to adopt a Mitigated Negative Declaration (MND) for the proposed Project. The MND reflects the independent judgment of the City of Santa Fe Springs, and the environmental consultant, Blodgett and Associates.

Phases in the Environmental Review Process: The implementation of the California Environmental Quality Act (CEQA) entails three separate phases:

1. The first phase consists of preliminary review of a project to determine whether it is subject to CEQA.
2. If the project is subject to CEQA, the second phase involves the preparation of an Initial Study to determine whether the project may have a significant environment effect.
3. The third phase involves the preparation of an Environmental Impact Report (EIR) if the project may have a significant environmental effect, a Negative Declaration, or Mitigated Negative Declaration if no significant effects will occur.

Phase 1: The first phase is to determine if the proposed project is subject to CEQA. CEQA applies to an activity that (a) involves the exercise of an agency's discretionary powers, (b) has the potential to result in a direct or reasonable foreseeable indirect physical change in the environment, and (c) falls within the definition of a "project" as defined in CEQA Guidelines Section 15378. *City Staff and Blodgett Baylosis Environmental Planning reviewed the proposal and determined that the project is subject to CEQA.*

Phase 2: The second phase involves the preparation of an Initial Study. An Initial Study is a preliminary analysis to determine whether an EIR or a Negative Declaration or Mitigated Negative Declaration is needed. If the Initial Study concludes that the proposed project may have a significant effect on the environment that cannot be mitigated, an EIR should be prepared. If no potentially significant impacts are identified, then a Negative Declaration can be prepared. If potentially significant impacts are identified that can be mitigated, then a Mitigated Negative Declaration can be prepared with mitigation measures conditioned as part of the project's approval to reduce potentially significant impacts to levels of insignificance.

To facilitate the Commission's determination whether "effects" are potentially significant, the Commission should focus on scientific and factual data. Unfortunately, CEQA does not provide a definitive definition of what constitutes a "significant effect." However, CEQA Guidelines Section 15382 generally defines a "significant effect" as a substantial or potentially substantial adverse change in the physical environment. *City Staff and Blodgett Baylosis Environmental Planning determined, through the preparation of the Initial Study, that there were no potentially significant environmental effects that could not be mitigated to a level of insignificance and, therefore, a Mitigated Negative Declaration was prepared.*

Phase 3: A Mitigated Declaration is a written statement, briefly explaining why a proposed project will not have a significant environmental effect and includes a copy of the Initial Study justifying this finding. Included within the Initial Study are mitigation measures to avoid potentially significant effects. *City Staff and Blodgett Baylosis Environmental Planning determined that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent that would reduce all potentially significant effects to levels of insignificance. As a result, a Mitigated Negative Declaration was prepared for the project.*

DRAFT MND REVIEW

The Draft Initial Study/Mitigated Negative Declaration reflects the independent judgment of Blodget-Baylosis Associates and the City as to the potential environmental impacts of the proposed project on the environment. The Draft Initial Study/Mitigated Negative Declaration was initially circulated for the required 30-day public review and comments which began on June 6, 2013 and ended July 22, 2013. It was recirculated on May 28, 2015 for an additional 20 days. The Notice of Intent to Adopt a Negative Declaration was also posted with the Los Angeles County Clerk.

Generally, when reviewing the Mitigated Negative Declaration/Initial Study, the focus of the review should be on the project's potential environmental effects. If persons believe that the project may have a significant effect, they should: (a) identify the specific effect; (b) explain why they believe the effect would occur, and; (c) explain why they believe the effect would be significant.

Individuals who believe there are significant effects as outlined above should also explain the basis for their comments and submit data or references offering facts, reasonable assumptions based on facts, or expert opinion supported by facts, in support of the comments. Pursuant to CEQA Guidelines, an effect shall not be considered significant in the absence of substantial evidence.

Potentially Affected Environmental Factors

The draft Initial Study/Mitigated Negative Declaration has identified several factors that may be potentially affected by the subject project which include aesthetics, air quality, hazardous materials, and water quality and hydrology. These factors and their respective pertinent issues are discussed and analyzed within the Initial Study/Mitigated Negative Declaration. This staff report briefly discusses these factors and identifies recommended mitigation measures for ease of discussion and reading. A more detailed analysis can be found in the Initial Study/Mitigated Negative Declaration and corresponding Mitigation Monitoring Program.

Aesthetics – The aesthetics section focuses on the projects' ability to create substantial adverse effects on a scenic vista, damage scenic resources, degrade the existing visual character of the site and its surroundings, and create new sources of substantial light or glare.

The analysis determined that the following mitigation measures would be required to address potential aesthetic impacts:

Mitigation Measure No. 1 (Aesthetic Impacts). The exterior building walls and any fencing must be maintained free of graffiti at all times.

Mitigation Measure No. 2 (Aesthetic Impacts). The parkway area along Norwalk Boulevard must be maintained free of debris at all times.

Mitigation Measure No. 3 (Aesthetic Impacts). All signage and advertising must comply with the City's Zoning requirements (refer to Section 155.259 of the City of Santa Fe Zoning Ordinance).

Mitigation Measure No. 4 (Aesthetic Impacts). The stockpiled and baled materials that will be processed will not be permitted to be visible from the Norwalk Boulevard public right-of-way and all shall be stored inside the buildings.

Air Quality – The air quality section focuses on the projects' ability to conflict with or obstruct implementation of the applicable air quality plan, violate any air quality standard or contribute substantially to an existing or projected air quality violation, result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors), expose sensitive receptors to substantial pollutant concentrations, or create objectionable odors affecting a substantial number of people.

While the operational impacts will be less than significant, the following mitigation measures will further reduce the potential for odors:

Mitigation Measure No. 5 (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. 6 (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. 7 (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. 8 (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. 9 (Air Quality Impacts). The facility operators will be required to obtain and maintain any required permit required by the SCAQMD.

Mitigation Measure No. 10 (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. 11 (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.

Hazardous Materials - The air hazardous section focuses on the project's ability to create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school, or the location of the site on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment.

The following measures are required to ensure that any hazardous materials encountered during the interior improvements are properly handled and the facility's operations do not result in any adverse impacts:

Mitigation Measure No. 12 (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. 13 (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. 14 (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. 15 (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. 16 (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. 17 (Hazardous Materials/Vector Control). As a means to control vectors (rodents, insects, etc.), all tipping, sorting, baling, and other activities related to processing must be undertaken indoors. No outdoor storage or stockpiling will be permitted. 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.

Water Quality and Hydrological - The Water Quality and Hydrological section focuses on the projects' ability to violate any water quality standards or waste discharge requirements; substantially deplete groundwater supplies or interfere substantially with groundwater recharge; substantially alter the existing drainage pattern of the site; create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems; substantially degrade water quality; place housing within a 100-year flood hazard area; place within a 100-year flood hazard area structures which would impede or redirect flood flows; or expose people or structures to a significant risk of loss, injury or death involving flooding

As indicated previously, the site's hydrological characteristics will not substantially change due to the extent of the existing hardscape surfaces within the project site. The following mitigation is required as a means to ensure that water quality impacts are mitigated:

Mitigation Measure No. 18 (Hydrology 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.

Mitigation Measure No. 19 (Hydrology Impacts). Stockpiles of waste materials shall be properly contained within an enclosed building 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 Applicant will be required to conform to all pertinent requirements of the Clean Water Act.

Transportation Impacts - The Transportation Impacts section focuses on the projects' ability to cause a conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, to exceed, either individually or cumulatively, a level of service standard established by the County Congestion Management Agency for designated roads or highways, or to change air traffic patterns, including either an increase in traffic levels or a change in the location that results in substantial safety risks, or substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).

The analysis of potential impacts related to traffic and circulation indicated that the proposed project may result in localized, site specific impacts in the absence of mitigation. As a result, the following mitigation will ensure that impacts due to the proposed project will remain at a level of insignificance:

Mitigation Measure No. 20 (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. 21 (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. 22 (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. 23 (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.

MITIGATION MONITORING

The monitoring and reporting on the implementation of these measures, including the period for implementation, monitoring agency, and the monitoring action, are identified in Table 1 of the Mitigation and Monitoring Program.

Responses to Mitigated Negative Declaration/Initial Study:

As previously mentioned, a copy of the Initial Study/Mitigated Negative Declaration, including the Executive Summary, was mailed to the State Clearinghouse that submitted the documents to selected state agencies for review.

Reviewing Agencies (Agencies in **Bold Type** submitted comment letters to the State Clearinghouse): Resources Agency; Department of Fish and Wildlife, Region 5; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; **Resources, Recycling and Recovery**; California Highway Patrol; Caltrans, District 7; Air Resources Board, Major Industrial Projects; Regional Water Quality Control Board, Region 4; Department of Toxic Substances Control; Native American Heritage Commission; Public Utilities Commission.

Within the review period, and via E-mail, Staff received a Comment letter from the following agency at the conclusion of the review period: CalRecycle, California Environmental Protection Agency, Department of Resources Recycling and Recovery. Mr. Martin Perez, Permitting and Assistance Branch (South Unit), Waste Permitting, Compliance and Mitigation Division, 1001 I Street, Sacramento, California 951812. The letter was dated July 18, 2013.

The letter and response are included with the Mitigated Negative Declaration/Initial Study packet.

On July 10, 2013, Staff received an email from the Local Enforcement Agency (Los Angeles County Health Department (LEA)) who functions as the local arm of CalRecycle. The LEA will actually draft the Solid Waste Facility Permit that is required before the MRF, TS, and FWPF can operate. Without approval of the Solid Waste Facility Permit the project cannot proceed. It was agreed that the Los Angeles County Health Department would be given until August 9, 2013 to submit comments on the MND/Initial Study.

Follow-up conversations with the Los Angeles County Health Department revealed that they were concerned that only one State agency commented on the MND/Initial Study. Typically, these types of projects generate more than one comment. At a minimum, the State agencies would provide a letter, if only to acknowledge receipt of the MND/Initial Study with no comments. They wondered if the State agencies received the MND/Initial Study and suggested that Staff follow up with the State Clearinghouse. Staff followed up with the State Clearinghouse and confirmed that all the listed agencies were sent a copy of the MND/Initial Study and only one agency responded.

MODIFICATION PERMIT CASE NO. 1255

Modification Permit Case No. 1255

Request for a Modification of Property Development Standards (MOD) Permit to provide 70 parking spaces instead of the required 104 parking spaces.

REQUIRED SHOWING

In accordance with Section 155.695 of the City's Zoning Regulations, a Modification Permit request by an applicant in non-residential zones may be granted by the Planning Commission if the applicant shows the following conditions apply:

(A) *That the granting of the modification would not grant special privileges to the applicant not enjoyed by other property owners in the area.*

The Planning Commission would not be granting special privileges to the applicant since similar requests have been granted in the past. The chart provided below identifies similar parking Modifications that were approved and justified based on the existing employee to parking ratios that are unique to each respective business and location.

Recent Parking Modifications

Case No.	Site Address	Request	Date Approved
MOD 1252	12234 Florence Avenue	Parking Reduction	June 8, 2015
MOD 1251	14820 Mica Street	Parking Reduction	May 2015
MOD 1249	13833 Freeway Drive	Parking Reduction	March 2015
MOD 1247	15600-15601 Resin Place	Parking Reduction	Nov 2014
MOD 1221	9306 Sorenson Avenue	Parking Reduction	Jan 2012

(B) *That the subject property cannot be used in a reasonable manner under the existing regulations.*

Providing Code required parking is possible, but would substantially interfere with on-site circulation and facility operations. A MRF and TS require unrestricted internal circulation flow with substantial maneuvering areas in order to efficiently operate. Providing the required parking when the proposed number of spaces is adequate for employees and visitors would severely impact circulation and maneuvering.

(C) *That the hardship involved is due to unusual or unique circumstances.*

The project is unique in that it involves retrofitting existing industrial buildings previously used for manufacturing activities to a MRF which employs automated sorting equipment to recover recyclables from the waste stream and storage for recovered and baled materials. Though a new 20,000 sq. ft. TS will be constructed, no offices are proposed within the building. Existing Building B of 10,605 sq. ft. also does not have offices. Moreover, Building A of 28,096 sq. ft. only has an office area of 5,692 sq. ft., which is 20% of the entire building. Requiring the applicant to provide all

of the required number of parking spaces would therefore not be representative of the actual parking demand associated with the proposed project.

(D) That the modification, if granted, would not be detrimental to other persons or properties in the area nor be detrimental to the community in general.

Granting the Modification Permit request would not be detrimental to other persons, properties in the area, or the community in general because the applicant will provide 72 of the required 1024 parking spaces which is adequate to satisfy the maximum number of employees (39) on the largest shift, and still have parking for visitors. There would be no need for employees to seek parking on the adjacent street which would adversely impact neighbors and the general public.

Nevertheless, similar to previous Modification Permits granted by the Commission, staff placed a condition to clarify that the parking modification, if granted, is solely for the UWS in association with the MRF and TS and is not transferable unless prior written approval is granted by the Director of Planning. Furthermore, should UWS vacate the premises, they are required to provide all of the Code required parking spaces.

Summary of Findings:

The proposed use will not have a negative impact on either the subject site or neighboring properties given that the applicant has been required to comply with conditions that will help to protect the health, safety and welfare of the public. No negative impacts on water or traffic were identified in the environmental review of this project. Potentially significant impacts to noise, air quality and health/safety will be mitigated to a less than significant level with the implementation of mitigation measures and conditions of approval for this project.

The appropriateness of the proposed project has been examined with respect to its consistency with goals and policies of the General Plan; its compatibility with surrounding uses; and its avoidance or mitigation of potentially significant adverse environmental impacts. These factors have been evaluated as described within this report and by the accompanying environmental assessment. Upon consideration of this evaluation, Staff is recommending approval of DPA 879, CUP 733, MOD 1255 and the adoption of the MND/Initial Study and Mitigation Monitoring and Reporting Program, subject to the conditions of approval as contained within the staff report.

ENGINEERING / PUBLIC WORKS DEPARTMENT:**(Contact: Noe Negrete 562.868-0511 x7611)**

1. That the owner/developer shall pay a flat fee of \$19,864.50 to reconstruct/resurface the existing street frontage to centerline for Norwalk Boulevard.
2. That the owner/developer shall construct New Driveways per City standards.
3. That the owner/developer shall design and construct an offset five (5) foot-wide sidewalk along the Norwalk Boulevard street frontage.
4. That street right-of-way dedication on Norwalk Boulevard along the existing street frontage shall be dedicated to the City of Santa Fe Springs.
5. That adequate "on-site" parking shall be provided per City requirements, and all streets abutting the development shall be posted "No Stopping Any Time." The City will install the offsite signs and the owner shall pay the actual cost of sign installation.
6. That the owner/developer shall pay to the City the entire cost of design, engineering, installation and inspection of one street light on Norwalk Boulevard. The City will design and cause construction of said street light(s).
7. That fire hydrants shall be installed as required by the Fire Department. Existing public fire hydrants adjacent to the site, if any, shall be upgraded if required by the City Engineer. That the owner/developer shall pay to the City the entire cost of design, engineering, installation and inspection of Fire hydrants.
8. That sanitary sewers shall be constructed in accordance with City specifications to serve the subject development. The plans for the sanitary sewers shall be approved by the City Engineer. A sewer study shall be submitted along with the sanitary sewer plans.
9. That all existing buildings shall be connected to the sanitary sewers.
10. That the fire sprinkler plans, which show the proposed double-check valve detector assembly location, shall have a stamp approval from the Planning Department and Public Works Department prior to the Fire Department's review for approval. Disinfection, pressure and bacteriological testing on the line between the street and detector assembly shall be performed in the presence of personnel from the City Water Department. The valve on the

water main line shall be operated only by the City and only upon the City's approval of the test results.

11. That the owner/developer shall obtain a Storm Drain Connection Permit for any connection to the storm drain system, if any.
12. That the owner/developer shall pay a storm drain reimbursement fee of \$17,499 (2.05 Acre x \$8,536/Acre) for the Dice Road/UPRR storm drain.
13. That the landscape irrigation system shall be connected to reclaimed water, if available, on Norwalk Boulevard. Separate meter(s) shall be installed to accommodate connection or future connection of irrigation systems to the reclaimed water line.
14. The owner/developer shall have an overall site utility master plan prepared by a Registered Civil Engineer showing proposed location of all public water mains, reclaimed water mains, sanitary sewers and storm drains. This plan shall be approved by the City Engineer prior to the preparation of any construction plans for the aforementioned improvements.
15. The owner/developer shall submit a traffic study prepared by a Professional Engineer. The traffic study shall show the present traffic in the area and projected traffic after the development of the property. Any improvements or mitigation measures including installation of traffic signals and/or modifications, the installation of additional left turn lanes or deceleration lanes, the lengthening of left turn lanes or other median modifications, etc. that are warranted based on the study, the owner and/or developer shall pay to the City the full cost of design engineering, installation and inspection of the improvements. The City will design and cause construction of the improvements.
16. That all point of access to the proposed development shall be reviewed and approved by the City Engineer. Left turns may be prohibited as designated by the City Engineer.
17. That the owner shall comply with Congestion Management Program (CMP) requirements and provide mitigation of trips generated by the development. The owner and/or developer will receive credit for the demolition of any buildings that formerly occupied the site. For new developments, the owner and/or developer cannot meet the mitigation requirements, the owner and/or developer shall pay a mitigation fee to be determined by the City Engineer for off-site transportation improvements.

18. That the owner/developer shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.
19. That the owner/developer shall pay \$12,382.50 (based on 3.81 acre site) for the water trunkline connection fee of \$3,250 per acre upon application for water service connection or if utilizing any existing water service.
20. That a grading plan shall be submitted for drainage approval to the City Engineer. The owner shall pay drainage review fees in conjunction with this submittal. A professional civil engineer registered in the State of California shall prepare the grading plan.
21. That a hydrology study shall be submitted to the City. The study shall be prepared by a Professional Civil Engineer.
22. That upon completion of public improvements constructed by developers, the developer's civil engineer shall submit Mylar record drawings and an electronic file (AutoCAD Version 2004 or higher) to the office of the City Engineer.
23. That the owner/developer shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with Chapter 52 of the City Code. The owner/developer will also be required to submit a Certification for the project and may be required to prepare a Storm Water Pollution Prevention Plan (SWPPP). Projects over five acres in size will be required to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB). The owner/developer can obtain the current application packet by contacting the SWRCB, Division of Water Quality, at (916) 657-1977 or by downloading the forms from their website at <http://www.swrcb.ca.gov/stormwtr/construction.html>. The project shall also conform to Ordinance 915 regarding the requirements for the submittal of a Standard Urban Storm Water Mitigation Plan ("SUSMP"). The SUSMP includes a requirement to implement Post Construction BMPs to infiltrate the first 3/4" of runoff from all storm events and to control peak-flow discharges. Unless exempted by the Los Angeles Regional Water Quality Control Board, a Covenant and Restriction ensuring the provisions of the approved SWPPP shall also be required.
24. The owner and/or developer shall install Portland cement concrete or asphaltic concrete pavement drive approach satisfactory to the City Engineer for the entire width of the driveways for a minimum distance of 50 feet from the back of the driveway location installed by the developer.

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)
(Contact: Michael Crook 562.868-0511 x3701)

25. That all buildings over 5,000 sq ft shall be protected by an approved automatic sprinkler system per Section 93.11 of the Santa Fe Springs Municipal Code.
26. That interior gates or fences are not permitted across required Fire Department access roadways unless otherwise granted prior approval by the City Fire Department.
27. That if on-site fire hydrants are required by the Fire Department, a minimum flow must be provided at 2,500 gpm with 1,500 gpm flowing from the most remote hydrant. In addition, on-site hydrants must have current testing, inspection and maintenance per California Title 19 and NFPA 25.
28. That the standard aisle width for onsite emergency vehicle maneuvering shall be 26 feet with a minimum clear height of 13 feet 6 inches. Internal driveways shall have a turning radius of not less than 52 feet. The final location and design of this 26 feet shall be subject to the approval of the City's Fire Chief as established by the Uniform Fire Code. A request to provide emergency vehicle aisle width less than 26 feet shall be considered upon the installation/provision of mitigation improvements approved by the City's Fire Chief.
29. That prior to submitting plans to the Building Department or Planning Commission, a preliminary site plan shall be approved by the Fire Department for required access roadways and on-site fire hydrant locations. The site plan shall be drawn at a scale between 20 to 40 feet per inch. Include on plan all entrance gates that will be installed.
30. That Knox boxes are required on all new construction. All entry gates shall also be equipped with Knox boxes or Knox key switches for power-activated gates.
31. That signs and markings required by the Fire Department shall be installed along the required Fire Department access roadways.

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)
(Contact: Tom Hall 562.868-0511 x3715)

32. Permits and approvals. That the owner/developer shall, at its own expense, secure or cause to be secured any and all permits or other approvals which may be required by the City and any other governmental agency having jurisdiction as to the environmental condition of the Property. Permits shall be secured prior to beginning work related to the permitted activity.

33. That the owner/developer shall comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, California Fire Code, Certified Unified Program Agency (CUPA) programs, the Air Quality Management District's Rules and Regulations and all other applicable codes and regulations.
34. That the owner/operator shall submit plumbing plans to the Fire Department Environmental Protection Division (EPD) and, if necessary, obtain an Industrial Wastewater Discharge Permit Application for generating, storing, treating or discharging any industrial wastewater to the sanitary sewer.
35. That the owner/operator shall reimburse the City for all costs associated with investigating and responding to odor complaints resulting from inadequate or faulty odor control equipment.
36. That the owner/operator shall comply with all South Coast Air Quality Management Districts Rule 410 odor management practices and requirements to prevent odor problems in the area surrounding the facility.
37. That the owner/operator shall record in the Hazardous Waste Load Check log all hazardous waste brought on-site. All hazardous waste collected on-site shall be managed and disposed in accordance with Federal, State, and local hazardous waste generator laws and regulations.

POLICE SERVICES DEPARTMENT:

(Contact: Luis Collazo 562.409-1850 x3320 or Margarita Munoz at x3319)

38. That the owner/developer shall submit and obtain approval of a proposed lighting (photometric) and security plan for the property from the City's Department of Police Services. The photometric plan shall be designed to provide adequate lighting (minimum of 1 foot candle power) throughout the subject property. Further, all exterior lighting shall be designed/installed in such a manner that light and glare are not transmitted onto adjoining properties in such concentration/quantity as to create a hardship to adjoining property owners or a public nuisance. The photometric and security plans shall be submitted to the Director of Police Services no later than ninety (60) days from the date of approval by the Planning Commission.
39. That the owner/developer shall provide an emergency phone number and a contact person to the Department of Police Services and the Fire Department. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services and the Fire Chief no later than 60 days from the date of approval by the Planning Commission.

Emergency information shall allow emergency service to reach the owner/developer or their representative any time, 24 hours a day.

40. That in order to facilitate the removal of unauthorized vehicles parked on the property, the owner/developer shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Police Services Center (562) 409-1850). The lettering within the sign shall not be less than one inch in height. The owner/developer shall contact the Police Services Center for an inspection no later than 30 days after the project has been completed and prior to the occupancy permit being issued.
41. That the proposed building and all improvements, including any lighting, fences, walls, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the existing and/or adjacent surfaces.

WASTE MANAGEMENT:

(Contact: Teresa Cavallo 562.868.0511 x7309)

42. That the owner/developer shall, upon approval of the Santa Fe Springs City Council, obtain a Recyclable Materials Dealer Permit through the Police Services Center. Permit shall be valid for a period of one year. Owner/developer shall renew said permit on an annual basis through the Police Services Center. Please contact Phillip De Rousse, Management Assistant, at (562) 409-1850 for said application.
43. That the owner/developer shall maintain a log of origin of all materials collected by content and by weight from within the City of Santa Fe Springs and track their point of destination. Logs shall indicate any fees for collection and/or processing of materials. Logs shall be submitted to the Waste Management Division on a monthly basis using forms provided by the Environmental Program Coordinator. Any fee charged under this section shall be subject to the fees specified under § 50.22. In addition, any recyclable materials dealer engaging in fee-for-service hauling shall also be subject to the reports, remittances, books and records, audits, and penalties specified under § 50.24. (Ord. 892, passed 4-22-99) Penalty, see § 10.97

44. That the owner/developer shall maintain a log of all materials that have a point of origin in Santa Fe Springs that are subsequently disposed at a landfill. Logs shall be submitted to the Waste Management Division on a monthly basis using forms referenced in condition 34.

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Wayne Morrell 562.868-0511 x7362)

45. That a Host Fee agreement between the owner/developer and the City shall be required prior to the operation of the proposed project. Said agreement shall contain language specifying that owner/developer shall pay City a fee of \$2.25 per ton (0 TPD to 750 TPD) and \$3.00 a ton (751 TPD to 1500 TPD). Said agreement shall be approved by the City Council.
46. That signage with the verbiage "Please Contact Us With Questions or Complaints Regarding This Facility" shall be installed at the exterior of the Site. Said signage shall include the wording "Security," "LEA" and "SCAQMD" and the respective phone number for each. Signage shall be installed prior to operation.
47. That the owner/developer shall hire a consultant to update the City's Nondisposal Facility Element (NDFE). Pursuant to Section 41730 et. Seq. of the California Public Resource Code (PRC), every California city and county is required to prepare and adopt a Nondisposal Facility Element (NDFE) for all new nondisposal facilities, and any expansion of existing nondisposal facilities. The City's existing NDFE must be amended to include the proposed project.
48. That the owner/developer shall require all collection trucks to comply with the Inbound Route and Outbound Route as indicated in the Traffic Impact report that was prepared for the proposed Project and as illustrated in *Figure 4 Collection Trucks Trip Distribution and Assignment*, on page 12 of said report.
49. That the owner/developer shall require all commodities trucks to comply with the Inbound Route and Outbound Route as indicated in the Traffic Impact report that was prepared for the proposed Project and as illustrated in *Figure 5 Transfer Trucks Trip Distribution and Assignment*, on page 13 of said report.
50. That the owner/developer shall require all collection trucks to comply with the Inbound Route and Outbound Route as indicated in the Traffic Impact report that was prepared for the proposed Project and as illustrated in *Figure 6 Commodities Trucks Trip Distribution and Assignment*, on page 14 of said report.

51. That the owner/developer shall create a plan that includes measures to ensure that the designated Routes are utilized in connection with the operation of the proposed project. Prior to operations, said plan shall be submitted to the Director of Planning for review and approval.
52. That the owner/developer shall implement daily litter pick-up on Site, along adjacent properties, adjacent streets and where feasible, along the designated Routes, such that any litter resulting from the operation of the proposed project (including customers delivering waste to the Site) will be removed. The owners/developer obligation to cleanup debris in public right-of-ways and/or Routes shall apply regardless of whether such debris was inadvertently spilled or intentionally dumped.
53. That all waste collection vehicles entering or leaving the MRF, TS and FWPF shall be fully covered to prevent materials from escaping and littering the roadways.
54. That all mitigation measures as written in the Mitigation Monitoring and Reporting Program which is part of the Initial Study/Mitigated Negative Declaration (State Clearinghouse No. 2013061045), and as revised, shall be made part of the conditions of approval for Conditional Use Permit Case No. 733 and Development Plan Approval Case No. 879.
55. That the City noise standards shall be complied with during construction and operation of the MRF/TS. Noise levels generated at the site shall not exceed the decibel levels set forth within the City Noise Level Table. If the City receives more than one complaint that noise levels exceed such limit, the City may hire a certified acoustical engineer to measure Site related noise levels. The owner/developer shall be responsible to suspend or mitigate non-compliant noise if a violation is documented, and shall reimburse the City for acoustical engineering costs. The owner/developed shall cooperate with the Planning Director to address other substantiated noise complaints which can be mitigated through reasonable business efforts.
56. That the Site shall be maintained in a neat and orderly condition, unfavorable to rodents and insects, including cleanup of litter and debris on the property and along roads near the Site, at a minimum, daily, or as frequently as necessary to comply with this condition. The owner/developer shall develop and implement a rodent and insect management program, including contracting with a professional pest control company to inspect the Site on a periodic basis, no less often than once per month. In the event of apparent pest vector activity, within twenty-four (24) hours of City direction, owner/developer shall implement vector control measures sufficient to remedy the vector nuisance.

57. That the proposed use shall comply with Section 155.420 of the City's Zoning Regulations regarding the generation of objectionable odors. Pursuant to said section, *"Any process which involves the creation or emission of any odors, gases or other odorous matter shall at all times comply with the standards set by the South Coast Air Quality Management District (SCAQMD). In no event shall odors, gases or other odorous matter be emitted in such quantities as to be readily detectable when diluted in a ratio of one volume of odorous air to four volumes of clean air. The point of measurement shall be at the lot line or at the point of greatest concentration if further than the lot line."* If there is a violation of this aforementioned Section, the property owner/applicant shall take whatever measures necessary to eliminate the objectionable odors from the operation in a timely manner.
58. That the owner/developer shall comply with all SCAQMD Rules and Regulations for operation of a transfer station. These rules shall include Rule 402 which prohibits the creation of an odor nuisance and Rule 410 which is designed to minimize odors from trash and recycling centers.
59. That the proposed use, including loading, unloading and any compaction or bailing of materials shall be conducted entirely within fully-enclosed buildings.
60. That all materials shall be stored within buildings. No outdoor storage shall be allowed.
61. That 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.
62. That 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.
63. That 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.
64. That the owner/developer shall be required to obtain and maintain any required permit required by the SCAQMD.
65. That all equipment that is designed and installed as a means to control odors must be maintained in good 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.

66. That operational controls shall be established to reduce the potential for the receipt and disposal of prohibited materials and/or wastes.
67. That 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.
68. That the owner/developer shall conduct a daily waste load checking program, approved by the County Health Department, to prevent the receipt of incidental hazardous wastes at the station.
69. That the owner/developer shall establish a procedure to track items turned away from the site. At a minimum, the facility must track the person's name and the vehicle license plate of all persons bringing items to the facility that are not accepted at the facility.
70. That the owner/developer 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, and significant injuries, 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 on-site so as to be available at all times to site personnel and the Enforcement Agencies' personnel.
71. That the owner/developer shall 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.
72. That stockpiles of waste materials shall be properly contained to eliminate or reduce sediment transport from the site to the streets, adjacent facilities and properties via runoff, vehicle tracking, or wind.
73. That a construction and demolition (C&D) debris recycling plan shall be approved by the City prior to the issuance of building permits.
74. That a parcel map shall be required to merge the two parcels.
75. That the owner/developer shall provide evidence of project acceptance from the South Coast Air Quality Management District prior to operations.

76. That the owner/developer shall file the necessary forms and information as required by the City of Santa Fe Springs Fire Department/Certified Unified Program Agency (CUPA) related to the storage and use of any hazardous materials and waste onsite.
77. That a right-turn only sign shall be located at the truck egress driveway.
78. That a Notice of Intent (NOI) shall be filed with the State Water Resources Control Board prior to the issuance of a certificate of occupancy for the facility and a Storm Water Pollution Prevention Plan (SWPPP) and Mitigation Program Plan (MPP) shall be prepared and kept on file at the facility in compliance with the General Industrial Permit requirements for storm water.
79. That a Solid Waste Facility Permit shall be obtained from the California Department of Resources Recycling and Recovery prior to operations.
80. That green waste and MSW shall not be stored onsite for longer than 48 hours. All waste shall be transferred in a "first in - first out" manner to minimize the potential for odor generation.
81. That prior to the issuance of any demolition permits, the developer shall comply with AQMD Rule 1403, which establishes Survey Requirements, notification and work practice requirements to prevent asbestos emissions.
82. That the property shall be fenced and secured during all non-operating hours to prevent unauthorized dumping and removal of materials. Security cameras shall also be installed at the property frontage to aid in the prevention and prosecution of criminal activity.
83. That signage shall be posted at the entrance to the facility indicating the name and phone number of the facility operator, the materials accepted, rules, policies, operating hours and fees.
84. That the volume of any exterior loudspeakers shall be set to minimize impacts to adjacent businesses and property owners.
85. That per State regulations, the owner/developer shall prohibit trucks with a Gross Vehicle Weight Rating (GVWR) of 10,000 lbs or heavier from idling for more than five minutes while waiting to be weighed or during loading and unloading. Signage shall be posted on the scale house and in the tipping and loading areas.

86. That spotters shall be employed throughout the site to direct customer traffic and insure safe and efficient use of the facility.
87. That the owner/developer shall file and obtain approval for a Report of Station Information (RSI) from the Local Enforcement Agency (LEA). The operator shall also file amendments to the Report whenever necessary to keep the information contained therein current.
88. That the owner/developer shall maintain records of weights or volumes handled in a manner and form approved by the Local Enforcement Agency. Such records shall be sufficiently accurate for overall planning and control purposes including diversion by local jurisdiction in compliance with AB 939.
89. That a SCAQMD permit shall be obtained for all transfer station equipment requiring such a permit and the equipment shall utilize the control technology required in the said permit.
90. That all employees shall be trained on the use of the odor monitoring protocol, complaint response protocol, load check and training programs, and maintenance and litter control programs. Training shall be documented and training records are to remain available for inspection by all appropriate government agencies.
91. That the owner/developer shall be required to obtain from the Department of Toxic Substance Control (DTSC) an identification number as a hazardous waste generator.
92. That the Department of Planning and Development requires that the double-check detector assembly be screened by shrubs or other materials. All shrubs shall be planted a minimum distance of two (2) feet surrounding the detector assembly; **however, the area in front of the OS and Y valves shall not be screened.** The screening shall also only be applicable to the double-check detector assembly and **shall not** include the fire department connector (FDC). Notwithstanding, the Fire Marshall shall have discretionary authority to require the FDC to be located a minimum distance from the double-check detector assembly.
93. That all projects over \$50,000 are subject to the requirements of Ordinance No. 914 to reuse or recycle 75% of the project waste. Contact the Recycling Coordinator, Teresa Cavallo at (562) 868-0511 x7309.
94. That the owner/developer shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 909.

95. That **prior** to submitting plans to the Building Division for plan check, the owner/developer shall submit Mechanical plans that include a roof plan that shows the location of all roof mounted equipment. All roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of the proposed development and is visible from adjacent property or a public street at ground level shall be screened by an enclosure which is consistent with the architecture of the building and approved by the Director of Planning and Development or designee. The height of the screening shall be as high, or higher, than the top of the mechanical equipment. The screening may be provided by an architecturally designed screen wall of solid material surrounding the equipment, or by the building wall parapet and shall clearly show that no portion of mechanical equipment or duct work projects above the screen wall or building wall.
96. That the owner/developer shall submit for approval a detailed landscape and automatic irrigation plan pursuant to the Landscaping Guidelines of the City. Said landscape plan shall indicate the location and type of all plant materials, existing and proposed, to be used and shall include 2 to 3 foot high berms (as measured from the parking lot grade elevation), shrubs designed to fully screen the interior yard and parking areas from public view and 24" box trees along the street frontage. **Said plans shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).**
97. That the landscaped areas shall be provided with a suitable, fixed, permanent and automatically controlled method for watering and sprinkling of plants. This operating sprinkler system shall consist of an electrical time clock, control valves, and piped water lines terminating in an appropriate number of sprinklers to insure proper watering periods and to provide water for all plants within the landscaped area. Sprinklers used to satisfy the requirements of this section shall be spaced to assure complete coverage of all landscaped areas. **Said plan shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).**
98. That all vehicles associated with the businesses on the subject property shall be parked on the subject site at all times. Off-site parking is not permitted and would result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles associated with the property shall not obstruct or impede any traffic.
99. That any electrical plans that show the location of electrical transformer(s), shall be subject to the approval of the Planning Department. Transformers shall not be located within the front yard setback area. The location of the transformer(s) shall be subject to the **prior approval** of the Director of Planning and Development or designee. The electrical transformer shall be

screened with shrubs. (Three (3) foot clearance on sides and back of the equipment. Eight (8) foot clearance in front of the equipment. Landscaping irrigation system shall be installed so that they do not spray on equipment.) A copy of the Guideline is available at the Planning Department).

100. That all fences, walls, gates and similar improvements for the proposed development shall be subject to the prior approval of the Fire Department and the Department of Planning and Development.
101. That the Department of Planning and Development shall first review and approve all sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 24" x 36" maximum-size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City.
102. That a sufficient number of approved outdoor trash enclosures shall be provided for the development subject to the approval of the Director of Planning and Development or designee. The calculation to determine the required storage area is: 1% of the first 20,000 sq. ft. of floor area + ½% of floor area exceeding 20,000 sq. ft, but not less than 4 ½ feet in width nor than 6 feet in height.
103. That the owner/developer shall not allow collection trucks, transfer trucks, commodities trucks and/or any other types of vehicles, including automobiles, trucks and/or truck tractors to queue on Norwalk Boulevard or to use Norwalk Boulevard as a staging area, or to backup from Norwalk Boulevard into the subject property. This requirement shall be applicable to streets surrounding the Site.
104. That the owner/developer shall provide a system to prevent the queuing of trucks onto Norwalk Boulevard from the southerly driveway. The system shall be capable of issuing an alarm or notice to personnel if it appears that they will be a backup onto Norwalk Boulevard. There shall be a contingency plan in place for the rerouting of trucks onsite that will be enacted in the event that trucks begin to queue onto Norwalk Boulevard."
105. That the proposed building shall be constructed of quality material and any material shall be replaced when and if the material becomes deteriorated, warped, discolored or rusted.
106. That approved suite numbers/letters or address numbers shall be placed on the proposed building in such a position as to be plainly visible and legible from

the street fronting the property. Said numbers shall contrast with their background. The size recommendation shall be 12" minimum.

107. That prior to issuance of building permits, the owner/developer shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:

a. Covenants.

1. Owner/developer shall provide a written covenant to the Planning Department that, except as may be revealed by the environmental remediation described above and except as owner/developer may have otherwise disclosed to the City, Commission, Planning Commission or their employees, in writing, owner/developer has investigated the environmental condition of the property and does not know, or have reasonable cause to believe, that (a) any crude oil, hazardous substances or hazardous wastes, as defined in state and federal law, have been released, as that term is defined in 42 U.S.C. Section 9601 (22), on, under or about the Property, or that (b) any material has been discharged on, under or about the Property that could affect the quality of ground or surface water on the Property within the meaning of the California Porter-Cologne Water Quality Act, as amended, Water Code Section 13000, et seq.

2. Owner/developer shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of owner/developer knowledge, it does not know or have reasonable cause to believe that it is in violation of any notification, remediation or other requirements of any federal, state or local agency having jurisdiction concerning the environmental conditions of the Property.

b. Owner/developer understands and agrees that it is the responsibility of the owner/developer to investigate and remedy, pursuant to applicable federal, state and local law, any and all contamination on or under any land or structure affected by this approval and issuance of related building permits. The City, Commission, Planning Commission or their employees, by this approval and by issuing related building permits, in no way warrants that said land or structures are free from contamination or health hazards.

c. Owner/developer understands and agrees that any representations, actions or approvals by the City, Commission, Planning Commission or their employees do not indicate any representation that regulatory permits, approvals or requirements of any other federal, state or local agency have been obtained or satisfied by the owner/developer and, therefore, the City, Commission, Planning Commission or their employees do not release or waive any obligations the owner/developer may have to obtain all necessary regulatory permits and comply with all other federal, state or

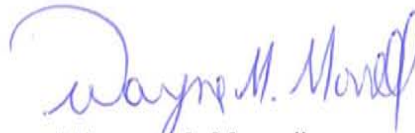
other local agency regulatory requirements. Owner/developer, not the City, Commission, Planning Commission or their employees will be responsible for any and all penalties, liabilities, response costs and expenses arising from any failure of the owner/developer to comply with such regulatory requirements.

108. That if there is evidence that conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Planning and Development may refer the use permit to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the use permit.
109. That the facility operator(s) shall be strictly liable for any and all sudden and accidental pollution and gradual pollution resulting from their use within the City, including cleanup, and injury or damage to persons or property. Additionally, operators shall be responsible for any sanctions, fines, or other monetary costs imposed as a result of the release of pollutants from their operations. "Pollutants" means any solid, liquid, gaseous or thermal irritant or contaminant, including smoke, vapor, soot, fumes, acids, alkalis, chemicals, electromagnetic waves and waste. "Waste" includes materials to be recycled, reconditioned or reclaimed.
110. That prior to occupancy of the property/building, the owner/developer, and/or his tenant(s), shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting Cecilia Pasos at (562) 868-0511, extension 7527, or through the City's web site (www.santafesprings.org).
111. That the owner/developer shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. Additionally, the conditions of approval contained herein, shall be made part of the construction drawings for the proposed development. **Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings.**
112. That the owner/developer shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-

contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact Cecilia Pasos, Business License Clerk, at (562) 868-0511, extension 7527 for additional information. A business license application can also be downloaded at www.santafesprings.org.

113. That the development shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the owner and on file with the case. Minor modifications may be administratively approved by the Director of Planning.
114. That the final plot plan, floor plan and elevations of the proposed development and all other appurtenant improvements, textures and color schemes shall be subject to the final approval of the Director of Planning and Development.
115. That all other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
116. That the owner/developer acknowledges that the City is granting MOD 1255 for the for the sole benefit of UWS in association with a MRF and TS. Should UWS transfer, sell or vacate the premises, the required number of parking spaces shall be restored.
117. That Development Plan Approval Case No. 879 and Conditional Use Permit Case No. 733 and MOD 1255 shall be subject to a Compliance Review in one (1) year from the date of approval by the Planning Commission. Approximately three (3) months before August 12, 2014, the owner/developer shall request, in writing, an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.
118. That the owner, Universal Waste Systems, Inc., agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the subject CUP or DPA, or any actions or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the owner/developer of such claim, action or proceeding, and shall cooperate fully in the defense thereof.

119. That unless otherwise specified in the action granting a conditional use permit and or development plan approval, said approval which has not been utilized within 12 months from the effective date shall become null and void. Also the abandonment or nonuse of a conditional use permit for a period of 12 consecutive months shall terminate said conditional use permit and any privileges granted thereunder shall become null and void. However, an extension of time may be granted by Commission or Council action.
120. That it is hereby declare to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse.



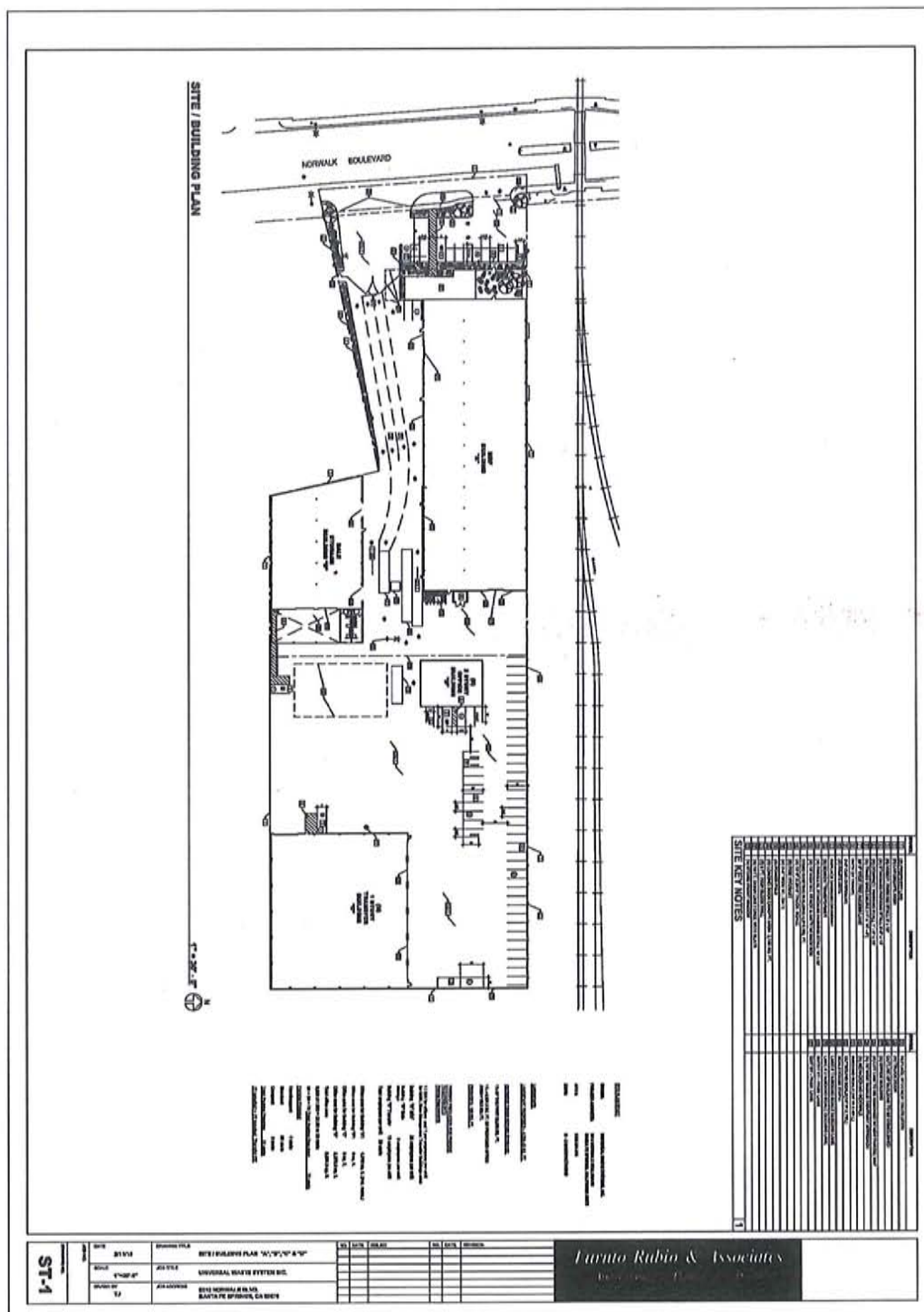
Wayne M. Morrell
Director of Planning

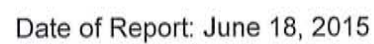
Attachments:

1. Location Aerial
2. Site/Building Plan (ST-1)
3. Site Photos (SP-1)
4. Floor Plan (A-A1)(A-A2)
5. Building A Equipment Plan (A-A3)
6. Elevations (A-A4)
7. Building B Floor Plan (A-B1)
8. Building B Elevations (A-B2)
9. Building C Floor Plan (A-C1)
10. Building C Elevations (A-C2)
11. Truck Internal Circulation
12. Design Capacity Traffic Queuing Study
13. Comments and responses to comments
14. Letters opposing the MRF
15. CUP Application
16. DPA Application
17. MOD Application

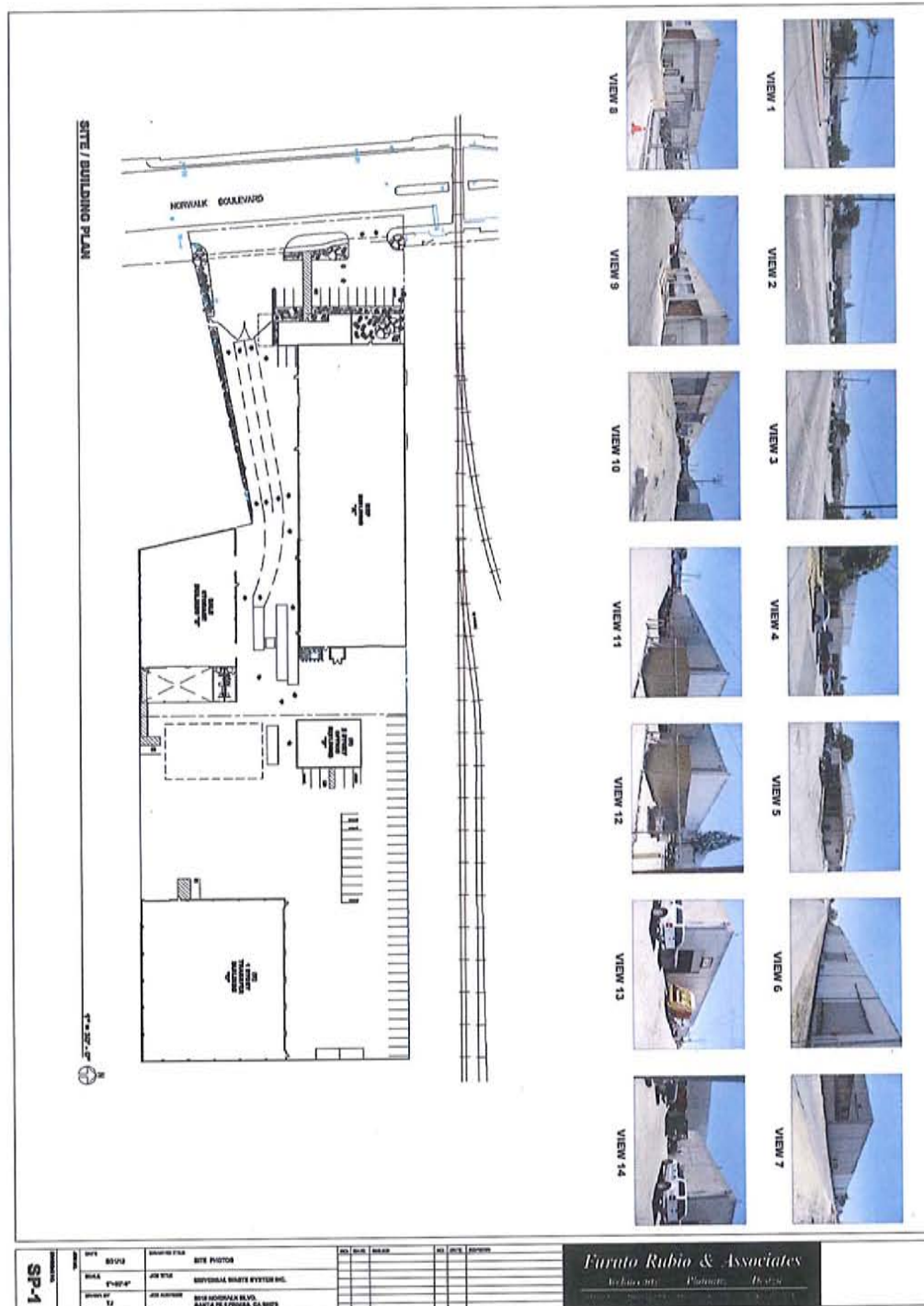
Development Plan Approval Case No. 879
Conditional Use Permit Case No. 733
Tentative Parcel Map No. 72288
Modification Permit No. 1255
9010 and 9016 Norwalk Boulevard-Universal Waste Systems Inc.



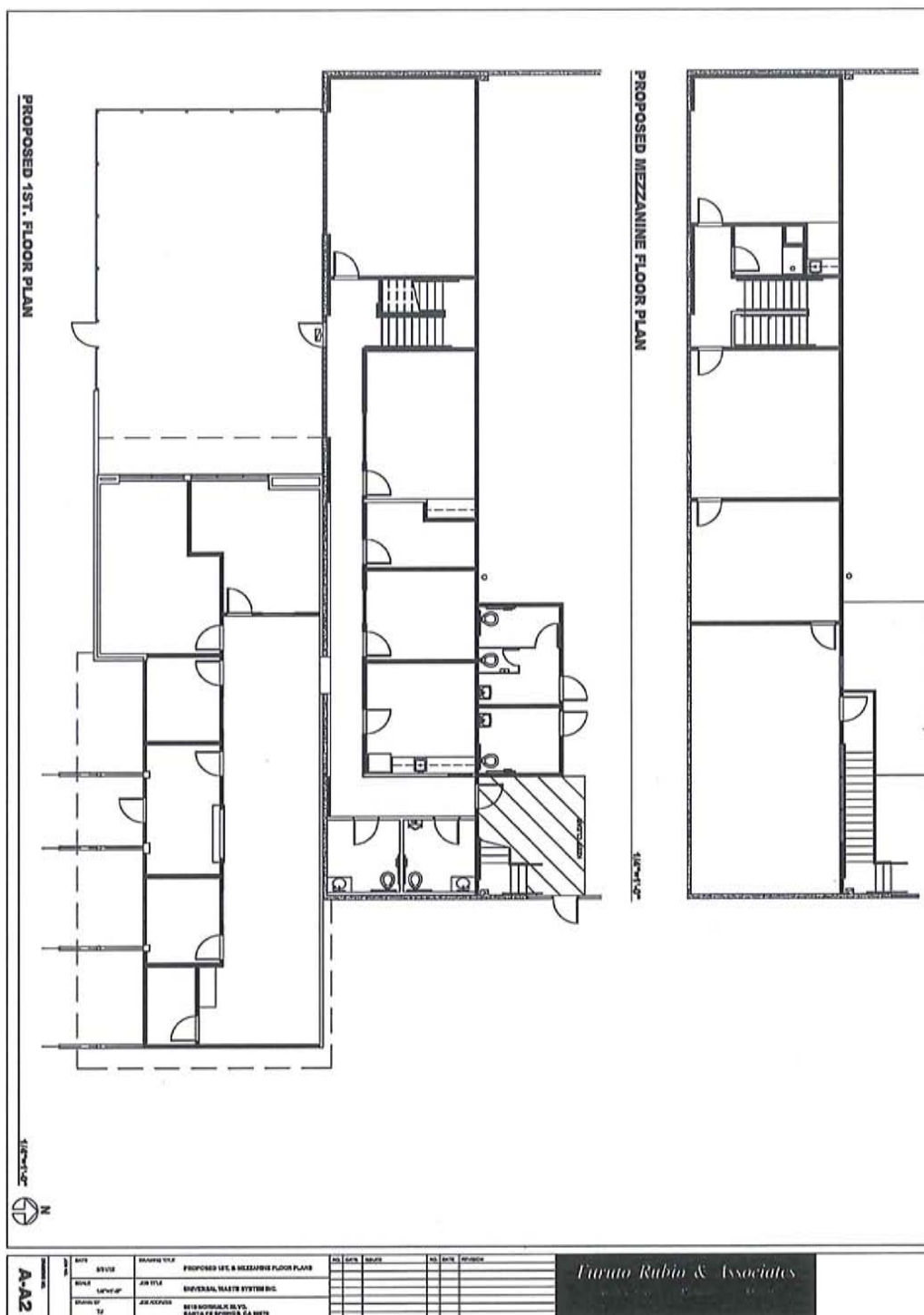




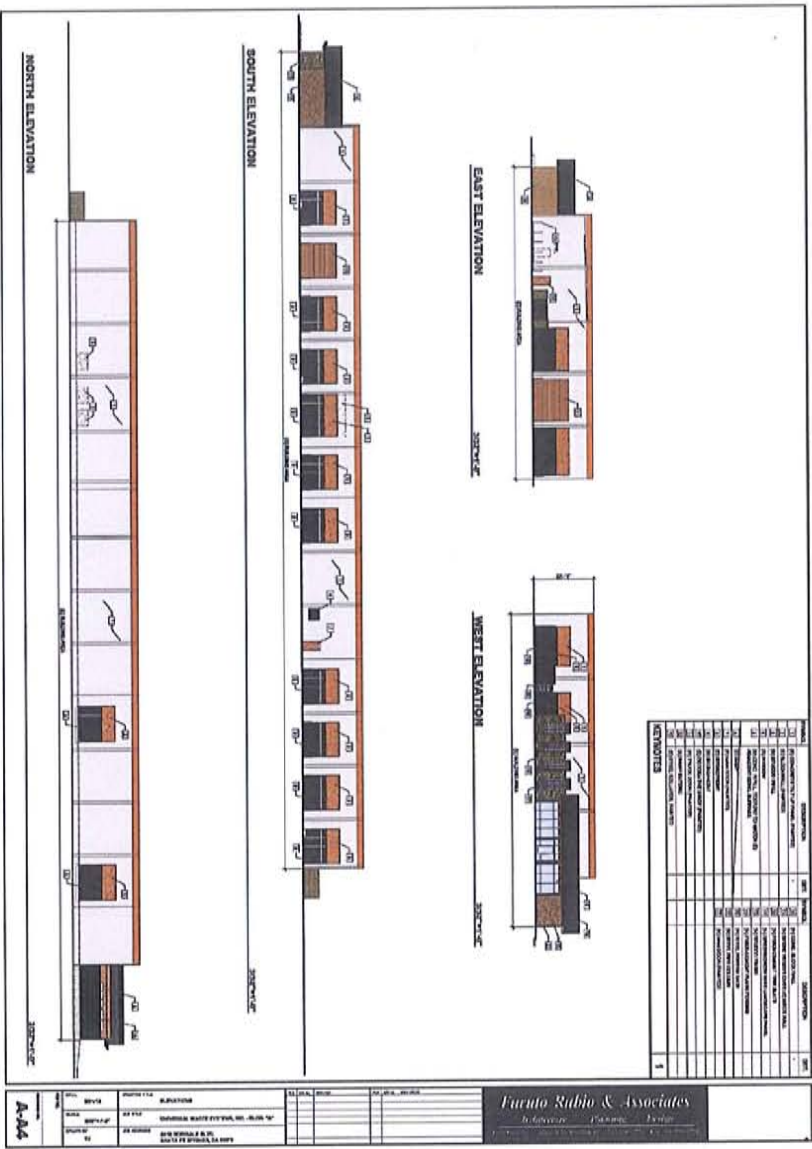
13A-1801 KCNAAA Project/Johnson & White Systems, Inc., E.T.A.
10-11-2015 10:00 AM

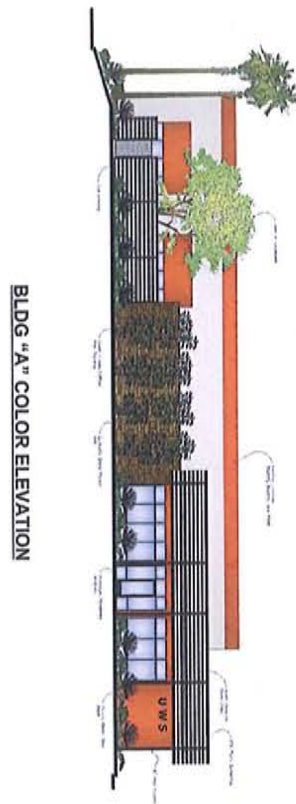






Date of Report: June 18, 2015





BUILDING "B" FLOOR PLAN

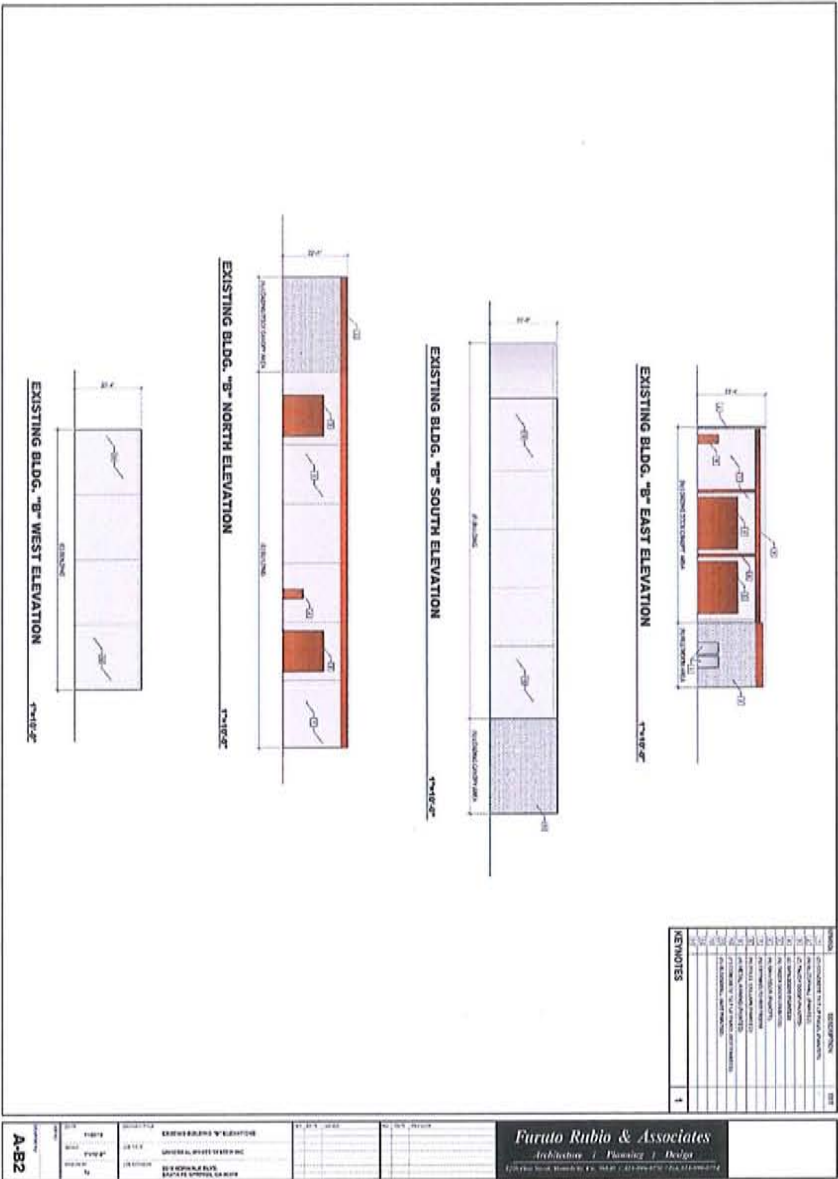
1" = 10'-0"

N

SALE STORAGE BUILDING "B"

PROPOSED MEATS & PRODUCE RESTROOMS

PROPOSED CLAYPIT



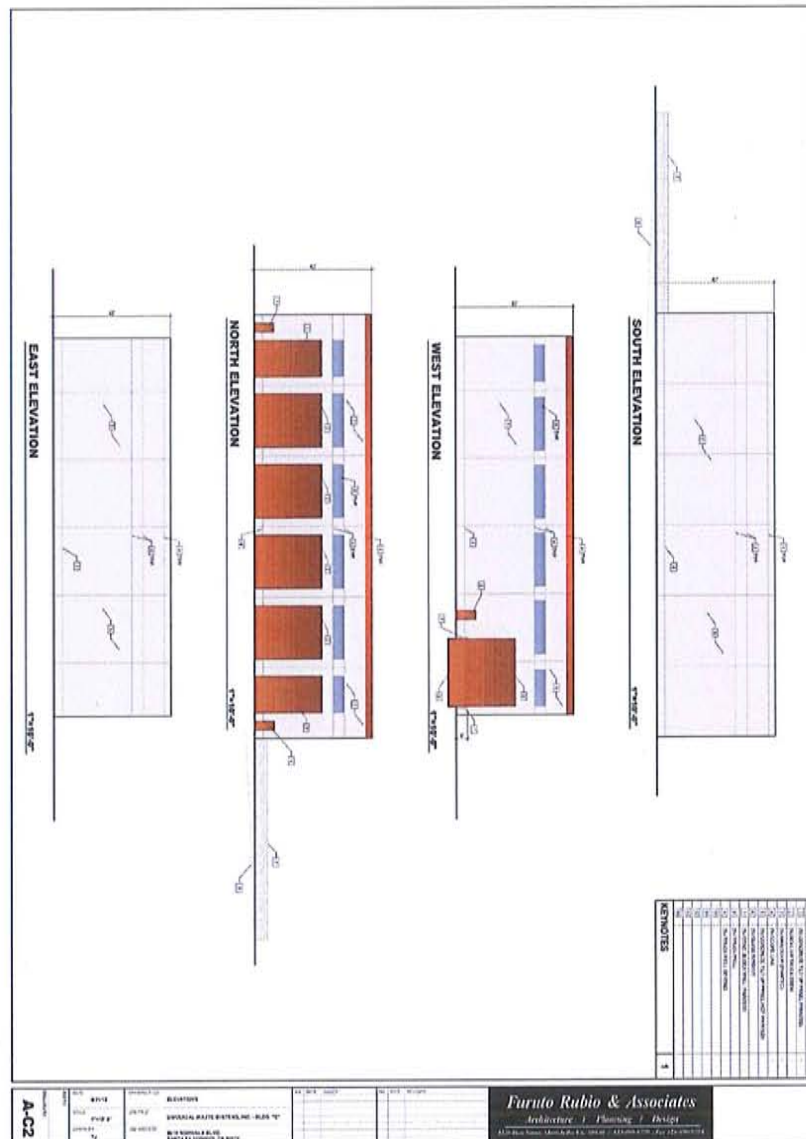
(0) 1 STORY
BUILDING 'C'

BUILDING "C" FLOOR PLAN

1" = 10' - 0"

N

[illegible]

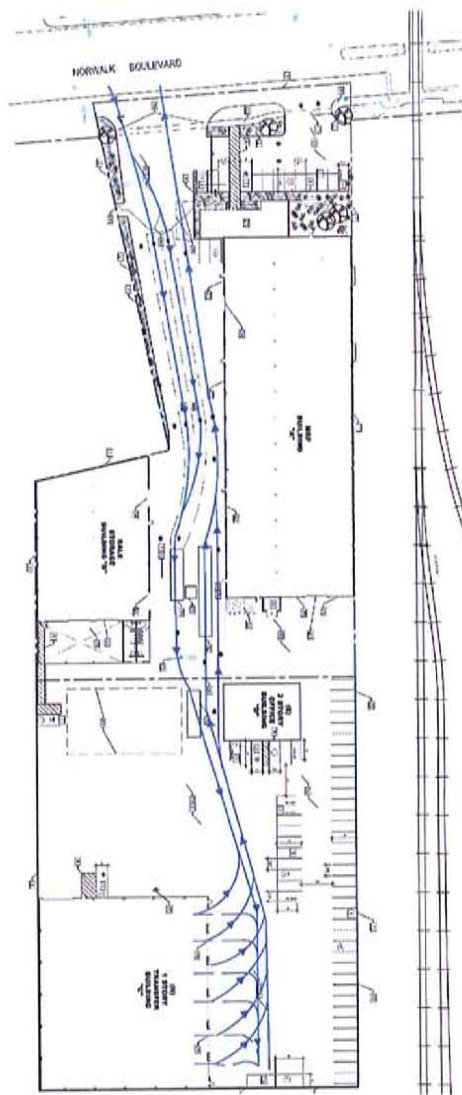




LEGEND:

Vehicle turning movements are based on the American Association of State Highway and Transportation Officials Green Book 2001.

MSW TRUCKS/SELF HAIL



Revised 02/7/15

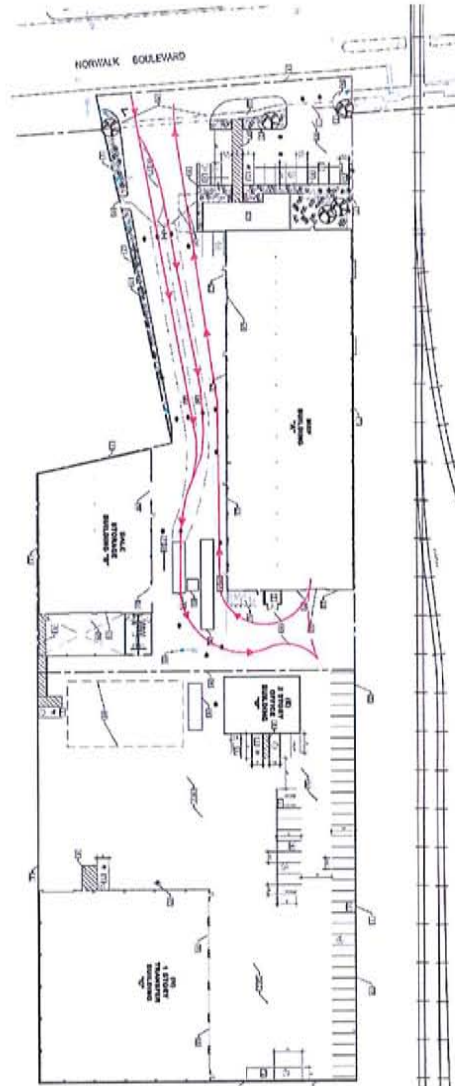


LEGEND:



RECYCLES TRUCKS

Vehicle turning movements are based on the American Association of State Highway and Transportation Officials Green Book 2001.



Revised 02/7/15

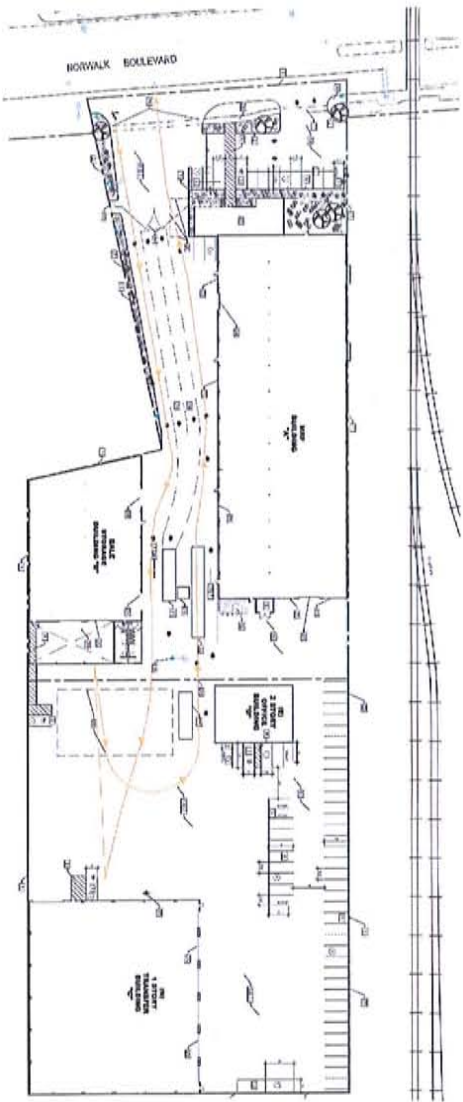


LEGEND:

Vehicle turning movements are based on the American Association of State Highway and Transportation Officials Green Book 2001.



COMMODITY TRUCKS



Revised 02/1/15



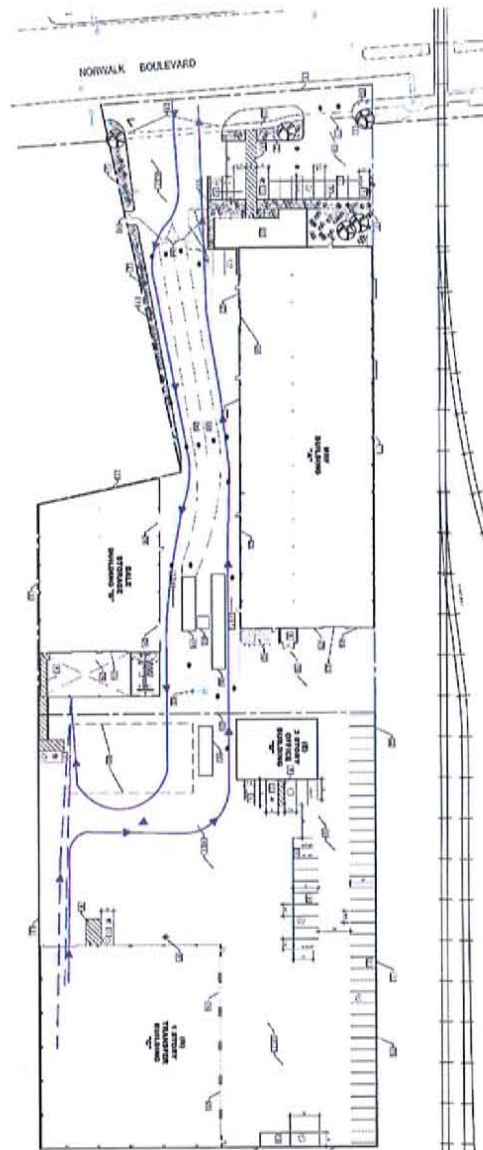
LEGEND:

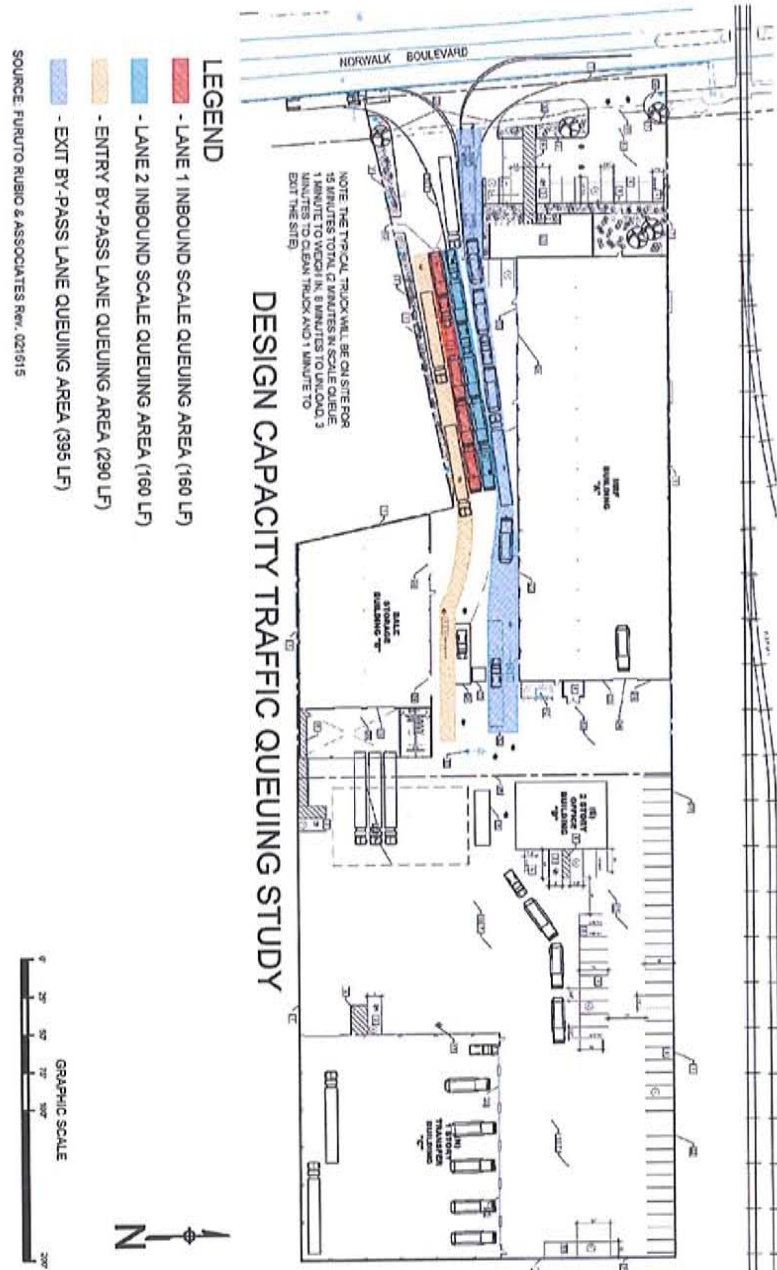


MSW TRANSFER TRUCKS

Vehicle turning movements are based on the American Association of State Highway and Transportation Officials' Green Book 2001.

Revised 021715





COMMENTS AND RESPONSES TO COMMENTS • MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY
UNIVERSAL WASTE SYSTEMS, INC., MATERIAL RECOVERY FACILITY • 9010 & 9016 NORWALK BOULEVARD

Letter Received June 3, 2015

Mr. Ruben Cruz

Land Development Division

Comment #1.

Thank you for the opportunity to review the revised IS-MND for the Universal Waste System, Materials Recovery Facility and Transfer Stations, located at 9010 and 9016 Norwalk Boulevard in the City of Santa Fe Springs. The project is for the operation of a MRF and TS for solid waste processing and recycling activities. The Applicant is requesting a conditional use permit to allow the MRF and TS to 750 tons per day (TPD) processing capacity at the initial phase of operation and 1,500 TPD for a maximum permitted capacity. The proposed MRF and TS is located within the City of Santa Fe Springs, and near the vicinity of the unincorporated community of South Whittier. The following are the Los Angeles County, Department of Public Works comments and are for your consideration and relate to the environmental document only:

Response #1.

The comment is noted for the record. No response is required.

Comment #2.

Initial Study Checklist: Table 1-1, Summary (Initial Study Checklist), Section 3.17, Utilities Impacts, Item F, page 19; Section 3.16 Transportation & Circulation Impacts, Subsection 3.16.2 Analysis of Environmental Impacts, 2nd bullet; page 125; and Section 3.17, Utilities Impacts, Subsection 3.17.2 Analysis of Environmental Impacts, Item F, page 146; Public Works cannot substantiate the determination of "No Impact" for the capacity of the landfill on Table 1-1, Section 3.17, Item F, *"Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs"* until the document specifies the landfill that will be used to dispose the solid waste and determines if the landfill has capacity to handle the project waste disposal. Revise accordingly.

Response #2.

The proposed project will not result in the creation of any additional solid waste. At present, the waste that will be processed at the proposed MRF/TS is currently being sent to local landfills or other processing facilities. The implementation of the proposed project will translate into a significant reduction in the amount of Municipal Solid Waste (MSW) that would ordinarily be transported to a landfill. The State of California has established a 75% Statewide waste diversion target for the year 2020. The proposed project, if implemented, will assist the City in meeting its diversion rate.

Comment #3.

Air Quality Impacts. Section 3.3, Subsection 3.3.2 Analysis of Environmental Impacts, Operation of the Truck Scale, page 40; the project shall comply with State law, Assembly Bill 1826 (2014), requires certain businesses to set up recycling services for organic waste. These laws require the County to implement a commercial solid waste recycling program and an organic waste recycling program that is designed specifically to divert commercial solid waste and organic waste generated by businesses. The revised document excludes the process food waste operation, and does not state the process regarding the organic

Page 1

COMMENTS AND RESPONSES TO COMMENTS • MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY
UNIVERSAL WASTE SYSTEMS, INC., MATERIAL RECOVERY FACILITY • 9010 & 9016 NORWALK BOULEVARD

waste such as food waste that would arrive at the MRF.

Response #3.

The food waste component that was previously proposed was eliminated from the proposed project. The food waste component was eliminated from the project site due to perceptions related to odors and vectors. The Applicant and City has acknowledged the State requirements. Any future processing of food waste will take place elsewhere and not as part of the new MRF/TS.

Comment #4.

Transportation & Circulation Impacts. Section 3.16.2 Analysis of Environmental Impacts, Exhibit 3-18 Self Haul and Employee Trip Distribution, page 126, Exhibit 3-19 Collection Trucks Trip Distribution, page 127 and Exhibit 3-20 Transfer Trucks Trip Distribution, page 128; the document should discuss and analyze the proposed truck traffic routes for pavement integrity to Los Angeles County roadways. The impacts to the existing pavements will need to be evaluated and determined of any deficiencies prior to the issuance of any permit from the City of Santa Fe Springs.

Response #5.

There are two County arterial roadways that would potentially be impacted by the proposed project's truck traffic: Norwalk Boulevard and Washington Boulevard. According to the Los Angeles County Department of Public Works (LACDPW), pavement condition index (PCI) for this segment of Norwalk Boulevard is rated at 73 or fair (a fair PCI ranges between 58 to 74 while a good PCI ranges from 75 to 85). According to this same LACDPW database, this segment is slated for resurfacing in August 2015. The PCI for the nearest segment of segment of Norwalk Boulevard in the County area (Washington Boulevard west of Norwalk Boulevard) is also rated at 73 or fair.

Overall, the project's potential additional truck traffic generation for the 750 TPD scenario will be minimal. This is due to the elimination of the traffic associated with the existing use. The AM peak hour traffic for the 750 TPD scenario will be comparable to the existing levels of traffic currently being generated. There will be a slight increase for the PM peak hour traffic. It is also important to note that the majority of the trucks will involve collection trucks, which are already using the local streets.

COMMENTS AND RESPONSES TO COMMENTS • MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY
UNIVERSAL WASTE SYSTEMS, INC., MATERIAL RECOVERY FACILITY • 9010 & 9016 NORWALK BOULEVARD

June 3, 2015

Mr. Wayne M. Morrell
Director of Planning
Planning and Development Department
City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670

Dear Mr. Morrell:

**REVISED INITIAL STUDY – MITIGATED NEGATIVE DECLARATION (IS-MND)
UNIVERSAL WASTE SYSTEM,
MATERIAL RECOVERY FACILITY (MRF) AND TRANSFER STATION (TS)
9010 AND 9016 NORWALK BOULEVARD
CITY OF SANTA FE SPRINGS**

Thank you for the opportunity to review the revised IS-MND for the Universal Waste System, Materials Recovery Facility and Transfer Stations, located at 9010 and 9016 Norwalk Boulevard in the City of Santa Fe Springs. The project is for the operation of a MRF and TS for solid waste processing and recycling activities. The applicant is requesting a conditional use permit to allow the MRF and TS to 750 tons per day (TPD) processing capacity at the initial phase of operation and 1,500 TPD for a maximum permitted capacity. The proposed MRF and TS is located within the City of Santa Fe Springs, and near the vicinity of the unincorporated community of South Whittier.

The following are the Los Angeles County, Department of Public Works comments and are for your consideration and relate to the environmental document only:

Initial Study Checklist:

1. Table 1-1, Summary (Initial Study Checklist), Section 3.17, Utilities Impacts, item f, page 19; Section 3.16 Transportation & Circulation Impacts, Subsection 3.16.2 Analysis of Environmental Impacts, 2nd bullet; page 125; and Section 3.17, Utilities Impacts, Subsection 3.17.2 Analysis of Environmental Impacts, Item F, page 146; Public Works cannot substantiate the determination of "No Impact" for the capacity of the landfill on Table 1-1, Section 3.17, item F, "Be served by a

COMMENTS AND RESPONSES TO COMMENTS • MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY
UNIVERSAL WASTE SYSTEMS, INC., MATERIAL RECOVERY FACILITY • 9010 & 9016 NORWALK BOULEVARD

Mr. Wayne M. Morrell
June 3, 2015
Page 2

landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs" until the document specifies the landfill that will be used to dispose the solid waste and determines if the landfill has capacity to handle the project waste disposal. Revise accordingly.

Air Quality Impacts:

1. Section 3.3, Subsection 3.3.2 Analysis of Environmental Impacts, Operation of the Truck Scale, page 40: the project shall comply with State law, Assembly Bill 1826 (2014), requires certain businesses to set up recycling services for organic waste. These laws require the County to implement a commercial solid waste recycling program and an organic waste recycling program that is designed specifically to divert commercial solid waste and organic waste generated by businesses. The revised document excludes the process food waste operation, and does not state the process regarding the organic waste such as food waste that would arrive at the MRF.

If you have any questions regarding the initial study checklist and the air quality impacts comments, please contact Dave Nguyen of Environmental Programs Division at (626) 458-5189 or dnguyen1@sdw.lacounty.gov.

Transportation & Circulation Impacts

- 1 Section 3.16.2 Analysis of Environmental Impacts, Exhibit 3-18 Self Haul and Employee Trip Distribution, page 126, Exhibit 3-19 Collection Trucks Trip Distribution, page 127 and Exhibit 3-20 Transfer Trucks Trip Distribution, page 128; the document should discuss and analyze the proposed truck traffic routes for pavement integrity to Los Angeles County roadways. The impacts to the existing pavements will need to be evaluated and determined of any deficiencies prior to the issuance of any permit from the City of Santa Fe Springs.

If you have any questions regarding the transportation & circulation impacts comment, please contact Ruben Cruz of Land Development Division at (626) 458-4910 or rcruza@dpw.lacounty.gov.

If you have any other questions or require additional information, please contact Ruben Cruz of Land Development Division at (626) 458-4910 or rcruza@dpw.lacounty.gov.

RC
F:\Apex\2015\CHECK\Plan Checking Files\Single Lots\ 9010 & 9016 NORWALK BOULEVARD\ES-MNH\2015-06-25-15-MNH SUBMITTAL\9010 & 9016 Norwalk Boulevard - City of Santa Fe Springs.docx

RECEIVED

MAY 01 2015

Planning Dept.

May 21, 2015

Santa Fe Springs City Council and Planning Commission
11710 E. Telegraph Road
Santa Fe Springs, Ca. 90670

To the members of the Santa Fe Springs City Council and Planning Commission:

I would like to express my opposition to the proposed expansion of the Universal Waste Systems facility to a Materials Recovery Facility (MRF) and Transfer Station (TS).

I feel that this type of facility will negatively impact my community.

Please reject the expansion of this proposed project.

Arthur Tofoy

Thank you,

Arthur Tofoy

Please add my name and address to the "Notice of Public Hearing" list for the Universal Waste Systems project.

Name ARTHUR TOFOY
Address 8528 VANPORT AVE
City, State, zip code WHITTIER CA. 90606



RECEIVED

MAY 01 2015

Planning Dept.

COMMUNITY ALERT!
"Dump Site in Santa Fe Springs?"

Universal Waste Systems intends to expand to a MRF.

(Materials Recycling Facility)

How will this affect our community in regards to:

- Increased traffic concerns
- Safety of students walking to and from school
- Property values
- Environmental and health hazards
- Public safety and emergency vehicle response time
- Quality of life in our community
- How will this facility impact our community in 5 years, 10 years or 20 years into the future?

PLEASE ATTEND THE SANTA FE SPRINGS PLANNING COMMISSION

"STUDY SESSION"

When: April 13, 2015 (Monday)

Time: 5:00 p.m.

Where: Santa Fe Springs Council Chambers of City Hall

11710 Telegraph Road

Santa Fe Springs, Ca. Phone: (562)868-0511 ext. 7314

www.Santafesprings.org

Cut message below & mail or drop off at City Hall. Email and phone your City Council Members with this message!

STOP THE M.R.F.!!!

PLEASE ATTEND YOUR VOICE NEEDS TO BE HEARD

SEE RESIDENTS FIGHT THE DUMP SITE



Attend the Public Hearing June 22, 2015 at 6:00 p.m.

Santa Fe Springs City Council Chamber

11710 Telegraph Road

- Universal Waste Systems located at 9010 and 9016 Norwalk Blvd. intends to expand to a MRF/TS (Materials Recovery Facility & Transfer Station) This facility will process household waste (MSW), construction waste, green waste (lawn & garden), and "open to the public trash haul" to our community.
- **1500 tons** of trash per day will be permitted to be processed by this facility. More than **150 trucks** added to the traffic on **our** streets.
- Open to **ALL** trash haulers from La Mirada, Commerce, Montebello, Long Beach and many other areas.
- **MSW** (Municipal Solid Waste) this is everyone's "garbage". Everything we throw out that normally ends up in a landfill such as used diapers, pet waste, rotten food etc., will be brought to this facility!
- Site will be located within 400 feet from our homes.

How will this affect you? How will this affect your quality of life?

- Increased traffic to our already congested streets . . .
- Air quality issues due to increased traffic exhaust. . .
- Our children's safety, going to and from school, will be at higher risk . . .
- Train delays? Add to this mix a huge increase in trash truck traffic. . .
- More frequent damage to city streets due to heavy trucks . . .
- Possible foul odors . . . trash smells!
- What assurances do we have that food processing and increased tonnage will not be added at a later date?
- Public safety and emergency vehicle response time may be impacted . . .
- Will our property values be negatively impacted?
- How will this negatively impact our community in 5yrs. 10yrs. or 20 years?



Your presence is needed to "stop the dump site"! Please attend the public hearing to voice your concerns about this issue!!

Call your City Council Member & Planning Commission Appointee Today!!!

562-868-0511 ext. 7314 (planning commission ext. 7550)

Mayor Laurie Rios - Appointee Michael Madrigal; Richard Moore - Appointee Ken Arnold; Jay Sarno - Appointee Joe Angel Zamora; Juanita Trujillo - Appointee Frank Ybarra; William Rounds - Appointee Susie Johnston

1-1

Jun 10 15:02:05p



UNIVERSAL WASTE SYSTEMS, INC.

C.U.P. APPLICATION PACKAGE



City of Santa Fe Springs
Application for
CONDITIONAL USE PERMIT (CUP)

Application is hereby made by the undersigned for a Conditional Use Permit on the property located at (Provide street address or, if no address, give distance from nearest cross street): 5010 and 5016 Norwalk Boulevard

Give the correct legal description of the property involved (include only the portion to be utilized for the Conditional Use Permit. If description is lengthy, attach supplemental sheet if necessary) TR-COLIMA TR IN THE RO SANTA GERTRUDES LOT (EX OF ST) COM AT INTERSECTION OF SE LINE OF NORWALK BLVD (PER DCS 5842-213) WITH SW COR OF SP 181 371 AC ALLOT
TR-COLIMA TR IN THE RO SANTA GERTRUDES LOT COM S 00 15'30" W 580.42 FT AND N 29 44'30" W 50 FT AND N 50 06'35" W 304.423 FT AND N 11 20'30" E 485.55 FT FROM NE COR OF LOT A TR NO 3338 THIN ALLOT

Record Owner of the property: Norwalk Blvd. Properties, LLC
Name: Mark S. Blackburn, President Phone No: (562) 695-8236
Mailing Address: 5016 Norwalk Bl., Santa Fe Springs, CA 90670 Date of Purchase: 12/30/2010 and 5/31/11
Fax No: _____ E-mail: _____
Is this application being filed by the Record Owner? Yes
(If filed by anyone other than the Record Owner, written authorization signed by the Owner must be attached to the application.)

Representative authorized by the Record Owner to file this application:
Name: Clements Environmental/Chip Clements, Larry Minor Phone No: (818) 287-5100
Mailing Address: 15230 Burbank Bl., Ste. 103, Sherman Oaks, CA 91411
Fax No: (818) 282-8712 E-mail: eclements@cllementsenvironmental.com
Describe any easements, covenants or deed restrictions controlling the use of the property: There is a private street easement on a portion of the project site which was originally used to access the rear parcel of property when it was under separate ownership. The private street easement is no longer necessary as both parcels are under common ownership.

The Conditional Use Permit is requested for the following use (Describe in detail the nature of the proposed use, the building and other improvements proposed):
See attached "Project Description".

NOTE

This application must be accompanied by the filing fee, map and other data specified in the form entitled "Checklist for Conditional Use Permits."





UNIVERSAL WASTE SYSTEMS, INC.

C.U.P. APPLICATION PACKAGE

CUP Application
Page 2 of 3

JUSTIFICATION STATEMENT

ANSWERS TO THE FOLLOWING QUESTIONS MUST BE CLEAR AND COMPLETE. THEY SHOULD JUSTIFY YOUR REQUEST FOR A CONDITIONAL USE PERMIT

1. Explain why the proposed use is essential or desirable in the location requested.
See attached "Justification Statement".
2. Explain why the proposed use will not be detrimental to persons and properties in the vicinity, nor to the welfare of the community in general.
See attached "Justification Statement".
3. What steps will be taken to ensure that there will be no harmful noise, dust, odors or other undesirable features that might affect adjoining properties?
See attached "Justification Statement".
4. Explain why the proposed use will not in the future become a hindrance to quality development or redevelopment of adjoining properties.
See attached "Justification Statement".
5. Explain what measures will be taken to ensure that the proposed use will not impose traffic burdens or cause traffic hazards on adjoining streets.
See attached "Justification Statement".
6. If the operator of the requested conditional use will be someone other than the property owner, state name and address of the operator.
See attached "Justification Statement".



Clements Environmental

11



UNIVERSAL WASTE SYSTEMS, INC.

C.U.P. APPLICATION PACKAGE

JUSTIFICATION STATEMENT

Universal Waste Services

1. Explain why the proposed use is essential or desirable in the location requested.

The proposed use is desirable in the requested location because the zoning is appropriate and the area is industrial in nature. In addition, the existing street system is adequate to provide safe and efficient access to the project site and also provides direct access to regional transportation corridors. The proposed use is also similar in nature to the existing use of the site for storage and repair of solid waste collection trucks in terms of traffic counts and intensity of use. Finally, as the State of California strives to meet a 75% landfill diversion target by 2020, facilities like the Universal Waste Services Material Recovery Facility (MRF) and Transfer Station will provide a key role in the recycling system that will be essential in assisting Santa Fe Springs in reaching higher levels of diversion to meet these and future State mandates.

2. Explain why the proposed use will not be detrimental to persons and properties in the vicinity, nor to the welfare of the community in general.

The proposed use will not be detrimental to persons or properties in the vicinity, nor to the welfare of the community in general because it is located in a heavy industrial area and surrounded by industrial uses. Neighboring uses include a hazardous material processing facility, commercial businesses, and warehouse distribution companies. Many of the businesses in the area rely on the adjacent Southern-Pacific Railroad right-of-way for shipping and receiving of materials. Finally, the 3.81 acre site is sufficient in size to accommodate the proposed use, and on-site queuing for associated traffic.

3. What steps will be taken to ensure that there will be no harmful noise, dust, odors or other undesirable features that might affect adjoining properties?

The proposed project is for a solid waste transfer and material recovery facility at the site of an existing solid waste collection truck service and storage yard. The facility is located in an industrial area and surrounded by industrial uses including commercial businesses, a hazardous material processing facility, and warehouse distribution facilities. Many of the businesses in the area rely on the adjacent Southern Pacific Railroad right-of-way for shipping and receiving of materials. The nearest residential zoned properties are located in the unincorporated Los Angeles County community of West Whittier/Los Nietos, approximately 400 feet to the northwest (on Perkins Avenue just west of Norwalk Boulevard). The nearest residential zoned properties in the City of Santa Fe Springs are located approximately 950 feet to the northwest. The site is buffered from the closest residential uses by railroad tracks, Norwalk Boulevard and intervening commercial and warehouse structures. In order to mitigate potential dust and odor





UNIVERSAL WASTE SYSTEMS, INC.

C.U.P. APPLICATION PACKAGE

impacts, all waste material and commodities will arrive and leave the site in covered vehicles, and will be unloaded, processed and loaded inside structures. Overhead misting systems will also be utilized to further reduce dust impacts. Noise is controlled by housing much of the operations inside buildings and by limiting operations to the hours of 6 a.m. to 10 p.m., Monday through Saturday. All equipment is properly muffled.

4. *Explain why the proposed use will not in the future become a hindrance to quality development or redevelopment of adjoining properties.*

The proposed project is located on industrially-zoned land, and surrounded by industrially-zoned land and a railroad right-of-way. The proposed use is consistent with the intent of the zoning for this area and it can be anticipated that any future uses will also be industrial in nature and therefore compatible with the proposed solid waste transfer and material recovery facility use.

5. *Explain what measures will be taken to ensure that the proposed use will not impose traffic burdens or cause traffic hazards on adjoining streets.*

The site is approximately one mile away from the 605 Freeway and three miles from the intersection of the 5 and 605 Freeways with primary access from these freeways, Slauson Avenue, and Pioneer Boulevard. Truck routes provide access to and from the project site without having to pass through any residential areas. The current use of the project site as a refuse collection truck yard has a daily truck trip count comparable to the proposed use. Finally, the site has two driveways onto Norwalk Boulevard with good visibility.

6. *If the operator of the requested conditional use will be someone other than the property owner, state name and address of the operator.*

The operator of the requested use is also the property owner.



Clements Environmental



UNIVERSAL WASTE SYSTEMS, INC.

C.U.P. APPLICATION PACKAGE

CUP Application
Page 3 of 3

PROPERTY OWNERS STATEMENT

We, the undersigned, state that we are the owners of all of the property involved in this petition (Attach a supplemental sheet if necessary):

Name (please print): Universal Waste Properties, Mark S. Echebarr, President
 Mailing Address: 2016 Horvath Rd., Santa Fe Springs, CA 90670
 Phone No: (562) 625-6236
 Fax No: _____ E-mail: universalwaste@earthlink.net
 Signature: [Signature]
 Name (please print): _____
 Mailing Address: _____
 Phone No: _____
 Fax No: _____ E-mail: _____
 Signature: _____

CERTIFICATION

STATE OF CALIFORNIA)
 COUNTY OF LOS ANGELES) ss.

I, _____, being duly sworn, depose and say that I am the petitioner in this application for a Conditional Use Permit, and I hereby certify under penalty of law that the foregoing statements and all statements, maps, plans, drawings and other data made a part of this application are in all respects true and correct to the best of my knowledge and belief.

Signed: _____
 (If signed by other than the Record Owner, written authorization must be attached to this application)

On _____ before me, _____
 Personally appeared _____
 personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Notary Public

FOR DEPARTMENT USE ONLY	
CASE NO:	CUP No. 733
DATE FILED:	12/16/2012
FILING FEE:	
RECEIPT NO:	
APPLICATION COMPLETE?	

* See receipt LA16300
 dated 07/11/2012

14



Clements Environmental



City of Santa Fe Springs
Application for
DEVELOPMENT PLAN APPROVAL (DPA)

The undersigned hereby petition for Development Plan Approval:

LOCATION OF PROPERTY INVOLVED:

Provide street address or Assessors Parcel Map (APN) number(s) if no address is available.
Additionally, provide distance from nearest street intersection:
9010 & 9016 Norwalk Boulevard, Santa Fe Springs, California 90670

RECORD OWNER OF THE PROPERTY:

Name: Norwalk Blvd. Properties LLC AKA Mark Blackburn / Universal Waste Systems Inc. Phone No: 562-695-8238

Mailing Address: 4789 Carmelita Circle, Temecula, California 92591

Fax No: 562-941-4915

E-mail: uvstblackburn@yahoo.com

THE APPLICATION IS BEING FILED BY:

☐ Record owner of the property

☒ Authorized agent of the owner (written authorization must be attached to application)

Status of Authorized Agent:

Engineer/Architect: ☒

Attorney: _____

Purchaser: _____

Lessee: _____

Other (describe): _____

DESCRIBE THE DEVELOPMENT PROPOSAL (See reverse side of this sheet for information as to required accompanying plot plans, floor plans, elevations, etc.)

Addition of new concrete tilt-up building 20,100 sq. ft.

I HEREBY CERTIFY THAT the facts, statements and information furnished above are true and correct to the best of my knowledge and belief.

Signed: _____

Roy Furuta

Signature

Print name

(If signed by other than the record owner, written authorization must be attached to this application.)

NOTE

This application must be accompanied by the filing fee, map and other data specified in the form entitled "Checklist for Development Plan Approval."

DPA Application
Page 2 of 2

PROPERTY OWNERS STATEMENT

We, the undersigned, state that we are the owners of all of the property involved in this petition (Attach a supplemental sheet if necessary):

Name (please print): Norwalk Blvd. Properties LLC AKA Mark Blackburn / Universal Waste Systems Inc
Mailing Address: 4789 Carmelia Circle, Temecula, California 92591
Phone No: 562-695-0230
Fax No: 562-941-4915 E-mail: uwsblackburn@yahoo.com
Signature: *[Signature]*

Name (please print):
Mailing Address:
Phone No:
Fax No: E-mail:
Signature:

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.

I, Mark Blackburn, being duly sworn, depose and say that I am the petitioner in this application for a Development Plan Approval, and I hereby certify under penalty of law that the foregoing statements and all statements, maps, plans, drawings and other data made a part of this application are in all respects true and correct to the best of my knowledge and belief.

Signed: *[Signature]*
(If signed by other than the Record Owner, written authorization must be attached to this application)

(Seal)

On 12/14/12 before me, Tracy Jean Nieto, Notary Public
Personally appeared Mark Blackburn
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal

[Signature]
Notary Public

FOR DEPARTMENT USE ONLY
CASE NO: DPA 879
DATE FILED: 12/14/2012
FILING FEE: \$8,053.00
RECEIPT NO: _____
APPLICATION COMPLETE? _____

12-14-12 1015586

CHECK 2253.00



City of Santa Fe Springs
Application for
MODIFICATION PERMIT (MOD)

The Undersigned hereby petitions for a Modification of one or more property development requirements of the Zoning Ordinance.

Location of property (ies) involved (Provide street address or if no address, give distance from nearest street intersection): 9010 and 9016 Norwalk Boulevard

Legal description of property: See Attached "Legal Description"

Record Owner of Property:

Name: Norwalk Blvd. Properties, LLC, Mark S. Blackburn, President Phone No: (562) 695-8236

Mailing Address: 9016 Norwalk Bl., Santa Fe Springs, CA 90670

Fax No: _____ E-mail: _____

The application is being filed by:

☒ Record Owner of the Property

☐ Authorized Agent of the Owner

(Written authorization must be attached to application)

Status of Authorized Agent (engineer, attorney, purchaser, lessee, etc.): _____

Describe the modification requested: Parking Modification to allow Planning Director to determine that 72 spaces are adequate for a Material Recovery Facility/Transfer Station per Santa Fe Springs Municipal Code (SFSMC) Section 155.482 "Required Parking for Uses Not Mentioned". Material Recovery Facilities/Transfer Stations do not have specific parking requirements set forth under SFSMC Section 155.481 "Required Parking".

NOTE

This application must be accompanied by the filing fee, detailed plot plan, and other data specified in the form entitled "Information on Modification of Property Development Standards"

MOD Application
Page 2 of 3

JUSTIFICATION STATEMENT

BEFORE A MODIFICATION CAN BE GRANTED, THE PLANNING COMMISSION MUST BE SATISFIED THAT ALL OF THE FOLLOWING CONDITIONS APPLY. YOUR ANSWERS SHOULD JUSTIFY YOUR REQUEST FOR A MODIFICATION

JUSTIFICATIONS TO NO. 1 & 2 ARE REQUIRED FOR RESIDENTIALLY ZONED PROPERTIES:

1. Explain how the modification request, if granted, will allow you to utilize your house in a more beneficial manner.

2. Explain how the modification request, if granted, will not be detrimental to the property of others in the area.

JUSTIFICATIONS TO NOS. 3-6 ARE REQUIRED FOR PROPERTIES OTHER THAN RESIDENTIAL:

3. Explain why the subject property cannot be used in a reasonable manner under the existing regulations.

Please see attached "Justification Statement".

4. Explain the unusual or unique circumstances involved with the subject property which would cause hardship if compliance with the existing regulations is required.

Please see attached "Justification Statement".

5. Explain how the approval of the requested modification would not grant special privileges which are not enjoyed by other property owners in the area.

Please see attached "Justification Statement".

6. Describe how the requested modification would not be detrimental to other persons or properties in the area, nor to the public welfare in general.

Please see attached "Justification Statement".

MOD Application
Page 3 of 3

PROPERTY OWNERS STATEMENT

We, the undersigned, state that we are the owners of all of the property involved in this petition (Attach a supplemental sheet if necessary):

Name (please print): Mark S. Blackburn, President
Mailing Address: 9016 Norwalk Bl., Santa Fe Springs, CA 90670
Phone No: (562) 695-8236
Fax No: (562) 941-4915 E-mail: uwsblackburn@yahoo.com
Signature: _____

Name (please print): _____
Mailing Address: _____
Phone No: _____
Fax No: _____ E-mail: _____
Signature: _____

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)ss.

I, Mark S. Blackburn, being duly sworn, depose and say that I am the petitioner in this application for a Modification Permit, and I hereby certify under penalty of law that the foregoing statements and all statements, maps, plans, drawings and other data made a part of this application are in all respects true and correct to the best of my knowledge and belief.

Signed: [Signature]
(If signed by other than the Record Owner, written authorization must be attached to this application)

On 3-4-15 before me, Mitch P. Kellam ^(seal) Notary Public, personally appeared Mark Blackburn personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal

[Signature]
Notary Public

FOR DEPARTMENT USE ONLY 1255*	
CASE NO:	MOD 1251
DATE FILED:	03/04/2015
FILING FEE:	\$1,146.00
RECEIPT NO:	
APPLICATION COMPLETE?	Y

*needed to change
Paul took 1251

PARKING MODIFICATION – JUSTIFICATION STATEMENT**Universal Waste Systems
Material Recovery Facility and Transfer Station**

1. *Explain how the modification request, if granted, will allow you to utilize your house in a more beneficial manner.*

N/A – This justification is only applicable to residentially zoned properties.

2. *Explain how the modification request, if granted, will not be detrimental to the property of others in the area.*

N/A – This justification is only applicable to residentially zoned properties.

3. *Explain why the subject property cannot be used in a reasonable manner under the existing regulations.*

Providing code required parking is possible, but would substantially interfere with on-site circulation and facility operations which would prevent the reasonable use of the property. The proposed project does not fit into any of the land use categories set forth under Section 155.481 "Required Parking" of the City's zoning ordinance. While the proposed Material Recover Facility (MRF)/ Transfer Station project is industrial in nature, it is not a labor intensive use. The application of code required parking would therefore not be representative of the actual parking demand associated with the proposed project. The amount of parking being provided is based on the applicant's past experience designing and operating solid waste facilities. Furthermore, the 9,624.9 square feet (sq. ft.) of office will be parked at the code required one space per 300 square feet of floor area, and one parking space is provided for the 39 employees anticipated during the peak work shift. The Planning Director has the authority to determine required parking for uses not listed, and the 72 parking spaces provided will be adequate for the proposed project and allow a reasonable use of the property as a MRF and transfer station.

4. *Explain the unusual or unique circumstances involved with the subject property which would cause hardship if compliance with the existing regulations is required.*

The project is unique in that it involves retrofitting existing industrial buildings previously used for manufacturing activities to a MRF which employs automated sorting equipment to recover recyclables from the waste stream (Building "A" - 28,096.7 sq. ft) and storage for recovered and baled material (Building "B" - 10,605.5 sq. ft.). A new 20,100 sq. ft. transfer building (Building "C") will also be constructed. Parking for Buildings "A", "B" and "C" should be based on the number of employees not the total floor area. Parking is provided for the peak work shift as follows: Building "A" - 24 employees; "B" - 2 employees; and, Building "C" - 13 employees. Repurposing the existing buildings will reduce the use of natural resources associated with new construction but limits

opportunities for providing additional parking. In addition, the proposed use requires an unrestricted internal site circulation flow with substantial maneuvering areas in order to efficiently operate and providing code required parking will interfere with that. The office space associated with the proposed project will be parked at code, and parking will be provided for the maximum number of employees.

5. *Explain how the approval of the requested modification would not grant special privileges which are not enjoyed by other property owners in the area.*

The requested parking modification will not grant special privileges to the subject property and property owner which are not enjoyed by other properties and property owners in the area due to the unique nature of the project and the fact that there are no other such large volume transfer stations/MRFs located in the City of Santa Fe Springs. The project will provide adequate parking for employees and allow a more efficient internal site circulation which will minimize the potential for off-site traffic impacts. The reduction in parking is not a special privilege since all office space on site is parked per code and the MRF, bale storage and transfer buildings provide parking based on peak employee demand. Furthermore, the parking modification will allow use of the property in a manner consistent with the industrial nature of the area.

6. *Describe how the requested modification would not be detrimental to other persons or properties in the area, nor to the public welfare in general.*

The requested parking modification will not be detrimental to other persons or properties in the area, or the public welfare in general since adequate parking will be available onsite for the anticipated number of employees associated with the proposed project. Based on the provision of adequate onsite parking, there will not be a need for employees to seek out on-street parking which could adversely impact neighbors and the general public.



City of Santa Fe Springs

Planning Commission Meeting

June 22, 2015

PUBLIC HEARING

NEW BUSINESS

Tentative Parcel Map No. 72288

A request to subdivide/consolidate two existing and improved parcels (APN: 8168-001-015 of 2.05 acres and APN: 8168-014-014 of ± 1.76 acres), into 1 parcel with a combined net area of ± 3.797 acres on the property located at 9010 and 9016 Norwalk Boulevard in the M-2, Heavy Manufacturing, Zone.
(Samir Khoury for Universal Waste Systems, Inc.)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Open the Public Hearing and receive any comments from the public regarding TPM No. 72288, and thereafter; close the Public Hearing.
2. Find and determine that TPM No. 72288 is a categorically exempt project pursuant to Section 15315-Class 15 (Subdivision of certain properties in urban areas into four or fewer parcels) of the California Environmental Quality Act (CEQA).
3. Find that TPM No. 72288, together with the provisions for its design and improvement, is consistent with the City's General Plan.
4. Find that TPM No. 72288, together with the provisions for its design and improvement, meets the standards as set forth in Sections 66474 and 66474.6 of the Subdivision Map Act for the granting of approval of a Tentative Parcel Map.
5. Approve TPM No. 72288, subject to the conditions of approval as contained within the Staff Report.

BACKGROUND/DESCRIPTION OF REQUEST

The subject properties are located at 9010 and 9016 Norwalk Boulevard, in the M-2, Heavy Manufacturing, Zone. According to the Los Angeles County Assessor, the property at 9010 Norwalk Boulevard (APN 8168-001-015) consists of ± 2.05 acres, (includes a 30-foot wide private street) and is developed with two buildings, one of 28,000 sq ft and the other of 10,755 sq ft. The larger building was constructed in 1963 and the smaller building, in 1972. The property at 9016 Norwalk Boulevard (APN: 8168-001-014), and located at the rear, consists of ± 1.76 acres and is also

developed with two buildings, one of 4,500 sq. ft. and the other of 3,658 sq. ft. The 4,500 sq. ft. building was constructed in 1966 and the 3,656 sq ft building in 1987. The 9016 address does not have street frontage. A private street easement over the property at 9010 Norwalk Boulevard provides access to the rear parcel at 9016 Norwalk Boulevard.

The owner of both properties, Universal Waste Systems (UWS) Inc., is currently using the properties for an outdoor storage use involving empty trucks and containers associated with a rubbish hauling use. Universal Waste Systems (UWS) Inc. has been providing solid waste collection, transfer and recycling services to cities and unincorporated areas in Los Angeles County since 1986. It is one of the largest local family owned and operated companies in Los Angeles County. UWS has operating facilities in Pomona, Santa Fe Springs, and the City of Los Angeles. UWS is contracted to provide solid waste, recycling, and green waste service to over 15,000 single-family homes and provides multifamily recycling to over 60,000 units per week.

UWS is proposing to relocate its existing collection truck storage and repair facility on the subject properties to another property outside the City of Santa Fe Springs, and establish a Material Recovery Facility (MRF) and Transfer Station (TS) on the subject properties. To house the MRF, a 20,100 sq. ft. concrete tilt-up building is proposed.

As a result, UWS applied for a CUP (CUP 733), to establish, operate and maintain a MRF and TS. UWS also has applied for a DPA (DPA 879), to construct the 20,000 sq. ft. concrete tilt-up building to house the TS, and a Modification of Development Standards (MOD) to not provide all of the required parking. UWS is also proposing to subdivide/consolidate (TPM 72228) the existing parcels (APN 8016-001-015 and 8168-001-014) into one parcel of 3.81 acre.

In summary: Two assessor parcels currently exist, with each parcels developed with two buildings. After the proposed subdivision, the two parcels will be combined into one parcel with four buildings.

The following tables, Table I and Table II, illustrate the condition of the site before and after the proposed subdivision.

Table I
Existing Condition

APN:	Address	No. of Bldgs.	No. of Lot	Size of Area
8069-001-015	9010 Norwalk Boulevard	2	1	2.05 acres
8069-001-014	9016 Norwalk Boulevard	2	1	1.76 acres
Total	2	4	2	3.797 acres*

Note: * Net

Table II
Condition after Proposed Subdivision

APN:	Address	No. of Bldgs.	No. of Lot	Size of Lot
New APN**	9010 Norwalk Boulevard	4	1	3.797 acres*
	9016 Norwalk Boulevard			
Total 1	2	4	1	3.797 acres

****NOTE:** A new APN will be assigned by the Los Angeles County Assessor

TENTATIVE PARCEL MAP - REQUIRED FINDINGS FOR APPROVAL:

1. Consistency with the General Plan

Pursuant to Section 154.07 of the Municipal Code, a tentative map shall not be approved unless the Planning Commission finds that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan as required by §66473.5 of the Subdivision Map Act.

TENTATIVE PARCEL MAP - REQUIRED FINDINGS FOR DENIAL:

The Planning Commission shall deny approval of a tentative map if it makes any of the following findings, as set forth in Sections 66474 and 66474.6 of the Subdivision Map Act.

1. That the proposed map is not consistent with applicable general and specific plans.
2. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
3. That the site is not physically suitable for the type of development.
4. That the site is not physically suitable for the proposed density of development.

5. That the design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish, wildlife, or their habitat.
6. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
7. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be equivalent to ones previously acquired by the public.
8. That the governing body of any local agency shall determine whether the discharge of waste from the proposed subdivision into an existing community sewer system would result in violation of existing requirements prescribed by a California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code. In the event that the governing body finds that the proposed waste discharge would result in or add to violation of requirements of such Board, it may disapprove the tentative map or maps of the subdivision.

TENTATIVE TRACT MAP – FINDINGS IN SUPPORT OF APPROVAL:

The proposed Tentative Parcel Map, subject to the conditions of approval as contained with the staff report, is in accordance with Section §66473.5 of the Subdivision Map Act in that:

1. The proposed map and design or improvement of the proposed subdivision is consistent with applicable General and Specific Plans.

The project site is not located within a Specific Plan area of the City. In addition, the proposed subdivision is consistent with the City's General Plan in that the subdivision will not change the General Plan Land Use designation of Industrial or the Zoning designation of M-2, Heavy Manufacturing.

The City of Santa Fe Springs has adopted a general plan to provide an overall direction for the future development of the City. The general plan's land use element describes the general location, distribution, and various types of land uses found within the City, and sets forth goals and policies for future development in the City.

The land use element designates the site as "Industrial" and states that the City's development standards for industrially zoned property should "create and protect property values, foster an efficient, wholesome and aesthetically pleasant industrial district, attract and encourage the location of desirable industrial plants, and provide proper safeguards and land uses while emphasizing managed and reasonable growth."

The proposed project conforms to the land use element's requirements, and directly supports several important goals and policies of the general plan, as more fully described below.

Land Use Element Goal 5: Provide an environment to stimulate local employment, community spirit, property values, community stability, the tax base, and the viability of local business.

Consolidating the 2 parcels would create one parcel of 3.797 acres. The consolidation is part of a larger development proposal to establish a Material Recovery Facility (MRF), Transfer Station (TS) and Food Waste Processing Facility (FWPF) on the subject properties. Additionally, a 20,100 sq. ft. concrete tilt-up building is proposed.

It is projected that the proposed use will result in an additional 48 individuals being added to the workforce. Construction of the new building will result in additional employment, provide for a stable business presence, and contribution to the City's tax base.

Land Use Element Goal 9, Policy 9.4: Encourage the grouping of adjoining small or odd shaped parcels in order to create more viable development.

One of the two lots does not have frontage on a public street. Pursuant to section 155.451 of the City's Zoning Regulations, each industrial lot shall have direct frontage on a public street. By combining the 2 parcels, the newly created parcel will have frontage on a public street and thus, Policy 9.4 would be satisfied.

2. The site is physically suitable for the type of development and proposed density of development.

The proposed use is allowed as a conditional use permit activity. The existing industrial and proposed industrial building is consistent with the purpose of the Heavy Manufacturing (M-2) zoning district, which allows for reclamation, recycling, wrecking, storage and disposal activities, and manufacturing, warehousing and distribution activities, and related office uses up to 15% of the gross building area. Additionally, pursuant to Section 155.246 of the Zoning Regulations: (Population Density), no

residential uses shall be permitted in the M-2, Zone. No residential uses are proposed.

All public streets and utility services necessary and sufficient for the full use, occupancy, and operation of the existing buildings and proposed new building, including water, storm drain(s), sanitary sewer, gas, electric, cable and telephone facilities, are readily available. Within Norwalk Boulevard are the following utilities: (1) 6-inch San Gabriel water line; (2) 16-inch reclaimed water line; (3) 3-inch gas line, and (4) an 8-inch vitrified concrete sanitary sewer line.

3. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat or is likely to cause serious public health concerns.

The project site is not located in a sensitive environment, but rather in a fully urbanized area surrounded by industrial land uses. None of the parcels, pre and post subdivision, contain any riparian habitats, wetland habitats, and are not utilized for movement of any known native wildlife species of migratory fish or wildlife species; consequently, the design of the subdivision is unlikely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The Site is located in the Whittier Quadrangle¹. A search of the California Department of Fish and Game (CDFG) Diversity Database was conducted to determine if any plant or wildlife species of concern have been identified in the Whittier Quadrangle vicinity. All species considered threatened or sensitive in the subject quadrangle inhabit vernal pools², tidal marshes, coastal scrubs, coastal dunes, grasslands, woodlands, or riparian communities³. None of the above communities exists on the subject site. (Source: 2007 EIR, The Villages at Heritage Springs, State Clearinghouse #: 2005011096)

4. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

The Preliminary Title Report provided by Chicago Title Company identified several

¹ Quadrangle: A four-sided figure, bounded by parallels of latitude and meridians of longitude, used as an area unit in mapping.

² Vernal Pools: Seasonal depressional wetlands that occur under the Mediterranean climate conditions of the West Coast.

³ Riparian Communities: Plant communities contiguous to and affect by surface and subsurface hydrologic features of perennial or intermittent lotic and lentic water bodies (rivers, streams, lakes or drainage ways).

easements. These easements are shown under the heading "EASEMENT LIST" and symbolized with a number within a circle.

Table III

Easement	Purpose
Easements Per Chicago Title Company, Title Report No. 606048138-H31, Dated January 10, 2007.	
1	A Maintenance Agreement Concerning The Roadway Located In The Following Easement As Recorded January 2, 1 968 As Instrument No. 201, In Book D-3873 Page 695, Official Records.
2	An Easement For Roadway And Utility Purposes To Southern Pacific Company As Recorded January 2, 1968 As Instrument No. 201, In Book D-3873 Page 695, Official Records.
3	An Easement For The Purpose Of Right-Of-Way For Street, Public Utilities, And Municipal Purposes To The City Of Santa Fe Springs As Recorded July 28, 1972 As Instrument No. 4830, Official Records.

The proposed map will not result in any changes to the aforementioned easements.

5. The discharge of waste from the proposed subdivision into the existing sewer system will not result in a violation of the requirements prescribed by the Regional Water Quality Control Board.

The existing 8-inch vitrified concrete sanitary sewer line, running parallel to the property on Norwalk Boulevard, is of sufficient capacity to handle discharge of waste from the existing development. A sewer study will be completed for the proposed new building. As a result, there will be no violation of the requirements prescribed by the Regional Water Quality Control Board.

6. That the proposed subdivision shall be in accordance with Government Code Section 66473.1, entitled "Design of Subdivision to provide for Future Passive or Natural Heating and Cooling Opportunities."

For the existing buildings, there is limited, if any opportunity, to provide for future passive or natural heating and cooling opportunities. However, this is not the case for the new 20,000 sq ft building which will be required to adhere to the California Green Building Code. The purpose of this code is to improve public health, safety and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices in the following categories: 1. Planning and design; 2. Energy efficiency; 3. Water efficiency and conservation; 4. Material conservation and resource efficiency; and 5. Environmental

quality

STAFF REMARKS

Based on the reasons enumerated above, Staff believes that TPM No. 72288 meets the standards as set forth in Sections 66474 and 66474 et seq of the Subdivision Map Act, and is therefore recommending approval of TPM No. 72288.

STREETS AND HIGHWAYS

The subject parcels have frontage on Norwalk Boulevard, which is classified as a Major Highway within the Circulation Element of the City's General Plan.

ZONING AND LAND USE

The subject property is zoned M-2, Heavy Manufacturing with a General Plan Land Use designation of Industrial. The zoning, General Plan and land use of the surrounding properties are as follows:

Table IV

Surrounding Zoning, General Plan Designation, Land Use			
Direction	Zoning District	General Plan	Land Use (business type/category)
North	M-2 (Heavy Manufacturing)	Industrial	Union Pacific Railroad
South	M-2 (Heavy Manufacturing)	Industrial	AMB Los Nietos Business Center
East	M-2 (Heavy Manufacturing)	Industrial	Distributor of fiberglass, thermoset plastic resins, glass, carbon and aramid reinforcements, fillers and accessories
West	M-2 (Heavy Manufacturing)	Industrial	Manufacturers' representative firm, specializing in construction, industrial, and energy management products for the electrical industry

LEGAL NOTICE OF PUBLIC HEARING

This matter was set for Public Hearing in accordance with the requirements of Section 66451.3 of the State Subdivision Map Act, Section 65090 and 65091 of the State Planning, Zoning and Development Laws and the requirements of Sections 155.860 through 155.864 of the City's Municipal Code.

Legal Notice of the Public Hearing for Tentative Parcel Map No. 72288 was sent by first class mail on August 1, 2013 and again on June 10, 2015, to all property owners whose names and addresses appeared on the latest County Assessor's Roll within 500* feet of the exterior boundaries of the property. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and Town Center on August 1, 2013, and again on June 10, 2015, and published in a newspaper of general circulation (Whittier Daily News) on August 2, 2013 and again on May 28, 2015, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

*NOTE: Notices were also sent to everyone that commented on the proposed use and provided a mailing address or requested to be notified of future action on the project.

ENVIRONMENTAL DOCUMENTS

The proposed map is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15315-Class 15 (Minor Land Divisions) of the CEQA Guidelines. Staff will file a Notice of Exemption with the County Clerk of the Los Angeles County Registrar-Recorder office within five (5) days of approval by the Planning Commission of the proposed tentative map.

AUTHORITY OF PLANNING COMMISSION:

The Planning Commission, after receiving and hearing the results of investigations and reports on the design and improvement of any proposed division of real property for which a tentative map is filed, shall have the authority to impose requirements and conditions upon such division of land and to approve, conditionally approve or disapprove such map and division of land.

CONDITIONS OF APPROVAL:

ENGINEERING / PUBLIC WORKS DEPARTMENT:

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

1. That street right-of-way dedication on Norwalk Boulevard along the existing street frontage shall be dedicated to the City of Santa Fe Springs.
2. That final parcel map checking of \$4,824 plus \$285 per parcel shall be paid to the City. Developer shall comply with Los Angeles County's Digital Subdivision Ordinance (DSO) and submit final maps to the City and County in digital format.
3. That the owner/developer shall provide at no cost to the City, one Mylar print of the recorded parcel map from the County of Los Angeles Department of Public

Works, P.O. Box 1460, Alhambra, CA 91802-1460, Attention: Bill Slenniken (626) 458-5131.

PLANNING AND DEVELOPMENT DEPARTMENT:
(Contact: Wayne M. Morrell 562.868-0511 x7362)

4. That Tentative Parcel Map No. 72288 shall expire 24 months after Planning Commission approval, on July 22, 2015, except as provided under the provisions of California Government Code Section 66452.6. During this time period, the final map shall be presented to City Council for approval. The subdivision proposed by Tentative Parcel Map No. 72288 shall not be effective until such time that a final map is approved by the City Council and recorded with the County Recorder's Office.
5. That currently, the County of Los Angeles Department of Public Works is utilizing a computerized system to update and digitize the countywide land use base. If the parcel map is prepared using a computerized drafting system, the owner/developer's engineer/surveyor shall submit a map in digital graphic format with the final Mylar map to the County of Los Angeles Department of Public Works for recordation and to the City of Santa Fe Springs Department of Public Works for incorporation into its GIS land use map. The City of Santa Fe Springs GIS Coordinate System shall be used for the digital file.
6. That as condition for approval for Tentative Parcel Map Case No. 72288, Universal Waste Systems, Inc., agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning the subdivision when action is brought within the time period provided for in Government Code, Section 66499.37. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify Subdivider of such claim, action or proceeding and shall cooperate fully in the defense thereof.
7. That it is hereby declared to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse.



Wayne M. Morrell
Director of Planning

Attachments:

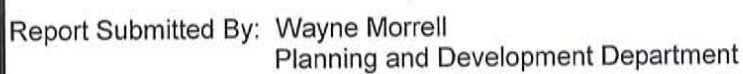
1. Location Aerial
2. Tentative Parcel Map No. 72288
3. Tentative Parcel Map Application

C:\Users\wmorrell\Documents\Parcel Maps\TPM 72288 UWS 9010 and 9016 Norwalk Boulevard\TPM 72288 UWS Pc Report
Draft to Teresa\8/7/2013 2:59:54 PM\WMM



CITY OF SANTA FE SPRINGS
LOCATION AERIAL-TENTATIVE PARCEL MAP NO. 72288
9010 and 9016 Norwalk Boulevard, Santa Fe Springs, CA 90670







11710 Telegraph Road CA 90670-3679 (562) 868-0511 Fax (562) 868-7112 www.santafesprings.org

*"A great place to live, work, and play"***SUBDIVISION/TRACT/PARCEL MAP APPLICATION AND OWNER'S STATEMENT**

All applications, plans, maps, exhibits, and other documents must be accurate and complete upon submission to the Planning and Development Department. Instructions for filing the application are attached to this document which contains general information, definitions, application filing instructions, public hearing requirements, processing procedures, and fees that constitutes a complete application. In addition, further supporting documents maybe required upon the discretion of the Planning and Development Department. If application is determined to be incomplete a letter of "incompletion" will be written and mailed to the applicant's address requiring that the missing document(s) be provided. Incomplete application will impede and prolong the application process.

Property Location:Address: 9010 and 9016 Norwalk Blvd., Santa Fe Springs, CA 90670Assessor's Parcel Number: 8168-001-014 & 8168-001-015

Purpose of Parcel Map & Legal Description: Subdividing into one parcel (lot merger).
Being a subdivision of a part of the Colima Tract, in the Rancho Santa Gertrudes as
shown on a map recorded in book 2, page 345 of patents in the office of Los Angeles County
recorder.

Project and Land Use Data:Existing Land Use: ManufacturingZoning Classification: M-2Intended Land Uses of Lots within the Subdivision: Industrial

General Plan Land Use Classification: _____

05-03-13 4013431 CHECK 5137.00

Surrounding Land Uses:North: Union Pacific RailwaySouth: Light IndustrialEast: Light IndustrialWest: Norwalk Blvd. with commercial and west of Norwalk Blvd is residentialExisting No. of Lots: 2 LotsProposed No. of Lots: One ParcelLot Area-per Parcel (S.F./Acres): 165,402 S.F. (Net) and 3.797 (Net)Building (footprint) Area-per Parcel: Existing - stated on Tentative MapAre dedications or public improvements required? Yes at Norwalk Blvd.**Project finding:**

After submittal of the completed application Planning and Development staff will review all document prior to scheduling a public hearing at the earliest agenda before the City's Planning Commission. The application will be evaluated based on the proposed (parcel map) subdivision, public testimony at the hearing, and the finding listed below. Please provide support for the required findings below and additional comments. If comments

PROJECT FINDING	YES	NO	COMMENTS
Is the project within the scope of the General Plan?	Yes		
Is the design and/or improvement of the proposed subdivision within the scope of the General Plan?	Yes		
Will the subdivision project conflict with easements on the property land use?		No	
Is the proposed subdivision likely to create environmental impairment and fish or wildlife ecology?		No	
Is the proposed subdivision likely to impair public health?		No	

AREA:

What is the total area of the land to be divided? 165,402 S.F. (Net)Number of lots proposed? One Parcel

USE:

Proposed use of lots: Industrial

GRADING:

Is any grading of lots contemplated? Yes / Minor (If yes, show details on the tentative map)WATER: What provisions are being made to provide an adequate water system? Existing Water system at Norwalk Blvd.SEWERS: What provisions are being made to provide an adequate sewer system? Existing Sewer system at Norwalk Blvd.GAS and ELECTRICITY: Are the appropriate utility companies being contacted to insure service to the subject property? All Utilities Exist

STREETS:

Will each resulting parcel or lot front on a dedicated and improved street? YesHave you discussed street improvements requirements with the Department of Public Works? No

DEED RESTRICTIONS:

State nature of deed restrictions, existing and proposed: None known

THE APPLICATION IS BEING FILED BY:

 Record Owner of the Property X Authorized Agent of the Owner (Written authorized must be attached to application)STATUS OF AUTHORIZED AGENT (engineer, attorney, purchaser, developer, lessee, etc.) Engineer

I HERBY CERTIFY THAT the facts, statements and information furnished above are true and correct to the best of my knowledge and belief.

SIGNED: JRP

(If signed by other than the Record Owner, written authorization must be attached to this application)

RECORD OWNER

Name: Universal Waste Systems Inc.
Contact Person: Mark Blackburn
Address: P.O. Box
City: Whittier
State: CA Zip: 90605
Phone: (562) 695-8236

OWNER'S AGENT

Name: John R. Price, P.E.
Contact Person: John R. Price, P. E.
Address: 1718 N. Neville Street
City: Orange
State: CA Zip: 92865
Phone: (714) 202-8700

ENGINEER OR LICENSED SURVEYOR

Name: John R. Price, P.E.
Contact Person: John R. Price
Address: 1718 N. Neville Street
City: Orange
State: CA Zip: 92865
Phone: (714) 202-8700

FOR DEPARTMENT USE ONLY

TRACT/PARCEL MAP NO: _____
DATE FILED: _____
FILING FEE: _____
RECEIPT NO: _____
APPLICATION COMPLETE? _____

05-03-13 10L3431 CHECK 5137.00