



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

FOR THE REGULAR MEETING OF THE PLANNING COMMISSION

December 12, 2016

6:00 p.m.

**Council Chambers
11710 Telegraph Road
Santa Fe Springs, CA 90670**

**Ken Arnold, Chairperson
Gabriel Jimenez, Vice Chairperson
Ralph Aranda, Commissioner
John Mora, Commissioner
Frank Ybarra, 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 Aranda, Arnold, Jimenez, Mora, and Ybarra.

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 November 14, 2016 Planning Commission

6. PUBLIC HEARING

Zoning Text Amendment – Cottage Food Operations

Ordinance No. 1081: An ordinance of the City Council of the City of Santa Fe Springs, amending Sections 155.003, 155.062, 155.092, 155.635(A) and adding Section 155.635.1 to Title 15, Chapter 155 of the Santa Fe Springs Municipal Code to include Cottage Food Operations (CFO) as an allowable accessory use in the R-1, Single-Family Residential Zone District and R-3, Multi-Family Residential Zone District. (City of Santa Fe Springs)

7. PUBLIC HEARING

Zone Determination No. 2016-01

A request that the Planning Commission determine that sales, rental, and servicing of construction and industrial equipment is a similar and compatible use with other listed uses permitted in the Freeway Overlay Zone.

(Michael Baker International on behalf of King Equipment)

8. PUBLIC HEARING

Amendment of Conditional Use Permit Case No. 524 and Environmental Documents

ACUP 524: A request for approval to allow chipping, grinding, and the collection of small-volume Construction, Demolition, and Inert Debris (CDI) materials as part of the existing green-waste transfer facility activities; and *Environmental Documents*: A request for approval of the proposed Negative Declaration related to the proposed project, located at 12815 Imperial Highway, in the M-2, Heavy Manufacturing, Zone. (Greencycle)

9. PUBLIC HEARING

Amendment of Conditional Use Permit Case No. 654

A request for approval to include light vehicle repair and preventative maintenance as part of the existing ambulance service use located at 12160 Mora Drive in the M-2, Heavy Manufacturing Zone. (Care Ambulance Service)

10. 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 ITEMAlcohol Sales Conditional Use Permit Case No. 11

Compliance review of Alcohol Sales Conditional Use Permit Case No. 11 to allow the continued operation and maintenance of an alcoholic beverage use involving the sale of alcoholic beverages for off-site consumption at the premises doing business as Springlake Liquor located at 10945 Norwalk Boulevard, in the C-4, Community Commercial, Zone. (Cassandra Oum)

B. CONSENT ITEMAlcohol Sales Conditional Use Permit Case No. 64

Compliance review of Alcohol Sales Conditional Use Permit Case No. 64 to allow the operation and maintenance of an alcoholic beverage use involving the sale of alcoholic beverages (beer and wine only) for on-site consumption at Dickey's Barbecue Pit located at 13403 Telegraph Road, in the Community Commercial-Planned Development (C-4-PD) Zone, within the Consolidated Redevelopment Project Area. (Kevin Vuu for Dickey's Barbecue Pit)

11. ANNOUNCEMENTS

- ♦ Commissioners
- ♦ Staff

12. 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

December 8, 2016
Date



APPROVED:

MINUTES OF THE REGULAR MEETING OF THE SANTA FE SPRINGS PLANNING COMMISSION

November 14, 2016

1. **CALL TO ORDER**

Vice Chair Jimenez called the meeting to order at 6:04 p.m.

2. **PLEDGE OF ALLEGIANCE**

Vice Chair Jimenez called upon Commissioner Mora to lead the Pledge of Allegiance.

3. **ROLL CALL**

Members present:

Vice Chairperson Jimenez
Commissioner Mora
Commissioner Ybarra

Staff:

Steve Skolnik, City Attorney
Cuong Nguyen, Senior Planner
Luis Collazo, Code Enforcement
Laurel Reimer, Planning Consultant
Teresa Cavallo, Planning Secretary
Vince Velasco, Planning Intern

Members absent:

Chairperson Arnold
Commissioner Aranda

4. **ORAL COMMUNICATIONS**

No speakers.

5. **MINUTES**

Approval of Minutes

Approval of the minutes of the October 17, 2016 Adjourned Planning Commission

Recommendation: That the Planning Commission approve the minutes as submitted.

It was moved by Commissioner Ybarra, seconded by Commissioner Mora to approve the minutes as submitted, by the following vote:

Ayes: Mora, Ybarra, and Jimenez

Nayes: None

Absent: Arnold and Aranda

PUBLIC HEARINGS

6. ZONING TEXT AMENDMENT – Firearms Sales in the M-2 Zone

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Zoning Text Amendment – Firearms Sales in the M-2 Zone (Ordinance No. 1077), and thereafter close the Public Hearing; and
- Find that the addition of conditionally permitted firearms sales in the M-2 zone, with proposed limitations, would be consistent with the purpose as described within the Zoning Regulations for the M-2 zone and, thus, also similar to and compatible with the current uses listed as permitted and conditionally permitted uses; and
- Find that the proposed amendments to the text of the City's Zoning Regulations are consistent with the City's General Plan; and
- Find that pursuant to Section 21080(b)(1) of the California Environmental Quality Act (CEQA), this project is exempt as a ministerial project; and
- Adopt Resolution No. 59-2016, which incorporates the Commission's findings and actions regarding this matter; and
- Recommend that the City Council approve and adopt Ordinance No. 1077, to effectuate the proposed amendments to the text of the City's Zoning Regulations.

Vice Chair Jimenez opened the Public Hearing at 6:06 p.m. Business owners Paula Eagleman and Emmitt Cassady spoke on this matter. Vice Chair Jimenez closed the Public Hearing at 6:21 p.m. It was moved to approve Item Nos. 2 – 6 of the Zoning Text Amendment by Commissioner Ybarra, seconded by Commissioner Mora, which passed by the following vote:

Ayes: Mora, Ybarra, and Jimenez

Nayes: None

Absent: Arnold and Aranda

7. Development Plan Approval (DPA) Case No. 920

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Development Plan Approval (DPA) Case No. 920, and thereafter, close the Public Hearing; and
- Find that the proposed exterior façade and appurtenant improvements, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and therefore will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general; and
- Find that the applicant's request meets the criteria set forth in §155.739 of the Zoning Regulations, for the granting of a Development Plan Approval; and
- Find and determine that the project is categorically exempt pursuant to Section 15301, Class 1 (Existing Facilities), of the California Environmental Quality Act (CEQA), therefore, the proposed project is determined to be a categorically-

- exempt project, and no additional environmental analysis is necessary to meet the requirements of the CEQA; and
- Approve Development Plan Approval Case No. 920, subject to the conditions of approval as contained with this staff report.

Vice Chair Jimenez opened the Public Hearing at 6:22 p.m. The following La Mirada residents: Elaine Reed, Gilbert Alvarado and, Rudy Avila, spoke against this matter citing parking issues, traffic accidents, and various concerns. Representative Yumi Kim on behalf of applicant McDonald's addressed the residents' concerns and indicated that she would be taking them to corporate management so that they are aware that these issues are affecting good neighbor relations. Vice Chair Jimenez closed the Public Hearing at 6:42 p.m. Commissioner Ybarra moved to approve Item Nos. 2 - 5 of Development Plan Approval Case No. 920 without modifications to the current CUP, it was seconded by Commissioner Mora, which passed by the following vote:

Ayes: Mora, Ybarra, and Jimenez

Nayes: None

Absent: Arnold and Aranda

CONSENT ITEMS

8. 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

Alcohol Sales Conditional Use Permit Case No. 56

Recommendation: That the Planning Commission:

- Based on Staff's compliance review report, find that the subject use is in compliance with all of the conditions of approval and request that this matter be brought back before November 14, 2021, for another compliance review report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the Applicant violate any conditions of approval or any City Codes, or should there be a need to modify, add, or remove a condition of approval.

B. CONSENT ITEM

Conditional Use Permit Case No. 756-2

Recommendation: That the Planning Commission:

- Find and determine that granting a one (1) year time extension of Conditional Use Permit Case No. 756, will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Regulations and consistent with the goals, policies and program of the City's General Plan.
- Approve a one (1) year time extension of Conditional Use Permit Case No. 756, until November 14, 2017, subject to the original conditions of approval as contained within this staff report.

It was moved by Commissioner Ybarra, seconded by Commissioner Mora to approve Item Nos. 8A and 8B, both items passed by the following vote:

Ayes: Mora, Ybarra, and Jimenez

Nayes: None

Absent: Arnold and Aranda

ANNOUNCEMENTS

9. The following announcements were made:

Commissioners made the following announcements:

- Commissioner Ybarra wished everyone a Happy Thanksgiving.
- Commissioner Mora invited everyone to the City's Tree Lighting event on December 3rd.

Staff made the following announcements:

- Luis Collazo provided an update on the Crossroads Bar CUP revocation.

ADJOURNMENT

10. Vice Chair Jimenez adjourned the meeting at 6:58 p.m.

Gabriel Jimenez
Vice Chairperson

ATTEST:

Teresa Cavallo
Planning Secretary

Date



PUBLIC HEARING

Zoning Text Amendment – Cottage Food Operations

Ordinance No. 1081: An ordinance of the City Council of the City of Santa Fe Springs, amending Sections 155.003, 155.062, 155.092, 155.635(A) and adding Section 155.635.1 to Title 15, Chapter 155 of the Santa Fe Springs Municipal Code to include Cottage Food Operations (CFO) as an allowable accessory use in the R-1, Single-Family Residential Zone District and R-3, Multi-Family Residential Zone District. (City of Santa Fe Springs)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Open the Public Hearing and receive any comments from the public regarding Zoning Text Amendment – Cottage Food Operations (Ordinance No. 1081) and, thereafter, close the Public Hearing; and
2. Find that the proposed amendments to the text of the City's Zoning Regulations are consistent with the City's General Plan; and
3. Find that pursuant to Section 21080(b)(1) of the California Environmental Quality Act (CEQA), this project is exempt as a ministerial project; and
4. Adopt Resolution No. 60-2016, which incorporates the Commission's findings and actions regarding this matter; and
5. Recommend that the City Council approve and adopt Ordinance No. 1081, to effectuate the proposed amendments to the text of the City's Zoning Regulations.

BACKGROUND/DESCRIPTION OF PROPOSAL

Across the Country, states recognize the high cost of starting a food business, as well as inaccessibility to kitchens complying with food regulation laws, have prevented many micro-entrepreneurs from getting started. For decades, low-income and rural communities have faced limited opportunities to purchase healthy foods. In recent years, California has seen a growing movement to support community-based food production.

To help people grow local food economies, the California State legislature enacted Assembly Bill (AB) 1616 in 2012, which required cities and counties to allow individuals to prepare and/or package certain types of non-potentially hazardous foods in private-home kitchens referred to as a Cottage Food Operations (CFO) and allow the sale of

such foods either from their homes or from other locations. AB 1616 allows local agencies to establish a permitting process and set reasonable standards within State-prescribed parameters (see AB 1616 text attached to this report). AB 1616 went into effect January 1, 2013 and has since contributed to the rise in home-based food businesses across the State, as micro-entrepreneurs can now get started and prove a market for their food with a smaller initial investment.

REQUIREMENTS AND LIMITATIONS

Although, CFOs are no longer subject to regulations similar to commercial kitchens, all cottage food operators are still subject to specified requirements and limitations set forth in AB 1616, which include the following:

- CFOs shall not have more than fifty thousand dollars (\$50,000) in gross annual sales in a calendar year.
- The individual who operates the CFO must reside in the dwelling where the business is being conducted.
- Operator may not have more than one full-time equivalent employee, not including a family member or household member of the CFO.
- Cottage food preparation, packaging, or handling may not occur in the home kitchen concurrent with any other domestic activities, such as family meal preparation, dishwashing, kitchen cleaning, or guest entertainment.
- No infants, small children, or pets are permitted in the home kitchen during the preparation, packaging, or handling of any cottage food products.
- Operator must keep all kitchen equipment and utensils clean and in good repair.
- Operator shall ensure that all food contact surfaces and utensils used for the preparation, packaging or handling of any cottage food products shall be washed, rinsed, and sanitized before each use.
- Operator shall ensure that all food preparation and storage areas must be kept free of rodents and insects.
- Operator shall ensure that proper hand-washing (or exposed portions of the arms) shall be completed prior to any food preparation or packaging.
- Operator shall ensure that water used in preparation of cottage food products must be potable.
- Smoking is prohibited in the portion of a private home used for the preparation, packaging or handling of cottage food products and related ingredients or equipment, or both, while cottage food products are being prepared.
- A person with a contagious illness shall not work in the CFO. Persons with cuts, blisters, or burns shall cover their hands, wrists, and arms with a dry, sturdy bandage and wear a glove before doing any food preparation or packaging.

- A person who prepares or packages cottage food products shall complete a food processor course within three months of becoming registered.
- A CFO shall properly label all cottage food products in compliance with the Federal Food, Drug, and Cosmetic Act.

The Los Angeles County Environmental Health Division (County) is the local enforcement agency responsible for registering or permitting and inspecting CFOs in Los Angeles County and ensuring that the CFOs comply with all Health and Safety Code requirements. State law requires all CFOs to be registered or permitted by their local environmental health agency before commencing business.

TYPES OF COTTAGE FOOD OPERATIONS

AB 1616 also created a two-tier cottage food operator registration and permitting system (Class A and Class B) to be enforced by the local county environmental health agency. Requirements differ for “Class A” and “Class B” CFOs.

Class A:

- Class A CFOs are only allowed to engage in “direct sales” of cottage food. “Direct sale” means a transaction between a cottage food operator and a consumer, where the consumer purchases the cottage food product directly from the cottage food operator. Direct sales include, but are not limited to, transactions at temporary events, such as bake sales, certified farmers’ markets, farm stands, or at the residence where the CFO is located.
- Class A CFOS must submit a completed self-certification checklist approved by the County when they submit their registration application verifying that the CFO conforms to applicable California Health and Safety Code requirements.
- Class A kitchens are not subject to initial or routine inspections; however, the County, on the basis of a consumer complaint, may perform an inspection of the CFO to ensure that unsafe food has not been produced or any other violation has occurred.

Class B:

- Class B CFOs may engage in both “direct sales” and “indirect sales” of cottage food. “Indirect sale” means an interaction between a cottage food operator, a third-party retailer, and a consumer, where the consumer purchases cottage food products made by the CFO from a third-party retailer that holds a valid permit issued by the local environmental health agency. Indirect sales include, but are not limited to, sales made to retail food facilities including markets, restaurants, bakeries, and delis, where food may be immediately consumed on the premises.
- Class B operations must submit a permit application and be inspected prior to obtaining a permit from the County.

- Class B kitchens are inspected initially prior to permit issuance and then annually. The County, on the basis of a consumer complaint, may also perform an inspection of the CFO to ensure that unsafe food has not been produced or any other violation has occurred.

Both Class A registrations and Class B Permits, must be renewed annually. In addition, as mentioned previously, all CFOs will have to meet specified requirements pursuant to California Health and Safety Code related to preparing foods that are on the approved list, completing a food processor training course within three-months of registering (and every three years during operations), implementing sanitary operations, creating state and federal compliant labels, and operating within the established gross annual sales limit of \$50,000 per year.

The enactment of AB 1616 provides CFOs with the opportunity to operate a small scale food business. However, once the CFO exceeds the gross annual sales limit established in the law, they must move their operations to a commercial processing facility.

TYPES OF FOODS PERMITTED

CFOs are only allowed to produce foods that are defined as “non-potentially hazardous.” Specifically, foods that are described in California Health and Safety Code Section 114365.5 and that are prepared for sale in the kitchen of a CFO. Non-potentially hazardous foods are essentially foods that do not support the rapid growth of bacteria that would make people sick when held outside of refrigeration temperatures. These foods, as well as other foods not on the approved foods list (see Section 114365.5 of AB 1616 - attached to this report), are regulated by the California Department of Public Health (CDPH). Typical food items include: baked goods without cream, custards or meat fillings; candies, dried fruits and pastas; fruit pies; cereals; herbs; honey; jams and jellies; nuts; popcorn; roasted coffees and dried teas; seasoning salts, etc.

STAFF CONSIDERATION

AB 1616 states that local agencies shall not prohibit a CFO in any residential dwellings, but shall do one of the following:

1. Classify a CFO as a permitted use of residential property for zoning purposes.
2. Grant a nondiscretionary permit to use a residence as any CFO that complies with local ordinances prescribing reasonable standards, restrictions, and requirements concerning spacing and concentration, traffic control, parking and noise control relating to those homes.
3. Require any CFO to apply for a permit to use a residence for its operation. The use permit shall be granted if the CFO complies with local ordinances prescribing reasonable standards, restrictions, and requirements concerning spacing and concentration, traffic control, parking and noise

control relating to those homes. Processing of said permit shall be as performed as economically as possible with fees not to exceed the cost of the review and permit process.

Staff is recommending option #2, which would allow for an application/permit process consistent with home-based businesses who currently must apply for and obtain a Home Occupation Permit. Staff would, however, create a separate application/permit process for CFOs since the limitations on CFOs differ from other home-based businesses. Said permit would be subject to prior approval by the Director of Planning or his/her designee. It should be noted that regulations for home-based businesses that still fall under the existing Home Occupation Permit will remain unchanged.

PROPOSED ZONING TEXT AMENDMENT

The proposed regulations designed to allow residents to operate CFOs out of their homes and in accordance with AB 1616, would be implemented through various amendments to Title 15, Chapter 155 of the Santa Fe Springs Municipal Code. Specifically, the proposed changes are to Section 155.003, to add pertinent definitions, to Section 155.062 and Section 155.092 to add "Cottage Food Operations" as an accessory use in the R-1 (Single-Family Residential) and R-3 (Multi-Family Residential) zones, and to add Section 155.635.1, to establish standards, restrictions, and requirements pertaining to the permitting and operation of CFOs in the City. The proposed changes are shown underlined.

SANTA FE SPRINGS MUNICIPAL CODE

Chapter 155 - Zoning

§ 155.003 DEFINITIONS

COTTAGE FOOD OPERATION – An enterprise conducted at a private home where the cottage food operator, within the registered or permitted area of a private home where the cottage food operator resides and where cottage food products are prepared or packaged for direct, indirect, or direct and indirect sale to consumers in compliance with California Health and Safety Code Section 113758. A Cottage Food Operation must satisfy the provisions set forth in Section 155.635.1 of the City of Santa Fe Springs Municipal Code.

COTTAGE FOOD OPERATOR – An individual who owns or operates a Cottage Food Operation in his or her private home kitchen.

COTTAGE FOOD PRODUCTS – Non-potentially hazardous foods, specifically foods that are described in California Health and Safety Code Section 114365.5 and that are prepared for sale in the kitchen of a Cottage Food Operation.

DIRECT SALE (COTTAGE FOOD) – A transaction between a Cottage Food Operation

operator and a consumer, where the consumer purchases the cottage food product directly from the Cottage Food Operation. Direct sales include, but are not limited to, transactions at holiday bazaars or other temporary events, such as bake sales or food swaps, transactions at farm stands, certified farmers' markets, or through community-supported agriculture subscriptions, and transactions occurring in person in the Cottage Food Operation.

INDIRECT SALE (COTTAGE FOOD) – An interaction between a Cottage Food Operation, a third-party retailer, and a consumer, where the consumer purchases cottage food products made by the Cottage Food Operation from a third-party retailer that holds a valid permit issued pursuant to California Health and Safety Code Section 114381. Indirect sales include, but are not limited to, sales made to retail shops or to retail food facilities where food may be immediately consumed on the premises.

PRIVATE HOME (COTTAGE FOOD) – A dwelling, including an apartment or other rented space, where people live.

REGISTERED OR PERMITTED AREA (COTTAGE FOOD) – The portion of a private home that contains the private home's kitchen used for the preparation, packaging, storage, or handling of cottage food products and related ingredients or equipment, or both, and attached rooms within the home that are used exclusively for storage.

§ 155.062 ACCESSORY USES

The following accessory uses are permitted in the R-1 Zone;

(M) Cottage Food Operations in accordance with the provisions of § 155.635.1.

§ 155.092 ACCESSORY USES

The following accessory uses are permitted in the R-3 Zone;

(H) Cottage Food Operations in accordance with the provisions of § 155.635.1.

§ 155.635 HOME OCCUPATIONS

(A) The term HOME OCCUPATIONS applies only to such uses in the residential zones which may be conducted within a residential dwelling without in any way changing the appearance or condition of the residence. Such uses which consist solely of a business phone and/or mailing address shall only require approval by the Director of Planning and Development, except that Cottage Food Operations may be permitted as specified in Section 155.635.1; all other such uses shall require Planning Commission approval. Before granting approval, the Director of Planning and Development and the Commission shall be satisfied that all of the requirements

set forth below are met.

(B) Approval by the Director of Planning and Development and the Commission may be conditioned upon any other requirements deemed necessary to preserve the residential character of the area and carry out the intent of this chapter.

- (1) No employment of help other than members of the resident family.
- (2) No use of material or mechanical equipment not recognized as being part of reasonable household uses.
- (3) The use shall not generate pedestrian or vehicular traffic.
- (4) No storage of materials or supplies outdoors and no use of commercial vehicles for delivery of materials to or from the premises.
- (5) No signs or advertising shall be permitted on the premises.
- (6) In no way shall the appearance of the building be so altered, or the home occupation be so conducted as to cause the premises to deviate from its residential character, either by color, materials or construction, or by lighting signs, sounds, or noises, vibrations, and the like.
- (7) There shall be no use of utilities or community facilities beyond that reasonable to the use of the property for residential purposes.
- (8) The use shall not be a category of industrial homework which is prohibited by state law.
- (9) That if the use is a category of industrial homework which is not prohibited by state law, evidence shall be submitted that a valid and existing license and permit has been issued to the employer and industrial homemaker (applicant) respectively by the State Division of Industrial Welfare or other appropriate regulatory agency governing the use.
- (10) That if the use requires a license or permit by any other public agency having jurisdiction by law, evidence shall be submitted that a valid license or permit has been issued to the applicant by such public agency.
- (11) The applicant shall sign an affidavit that he or she is aware of and agrees to all of the requirements and conditions under which approval of the home occupation is given, and that if any of said requirements or conditions are violated, the approval shall become null and void.

§ 155.635.1 COTTAGE FOOD OPERATIONS

(A) The term COTTAGE FOOD OPERATIONS, as defined in § 155.003, applies only to such uses in residential zones which may be conducted within a residential dwelling without in any way changing the appearance or condition of the residence. Such uses shall require approval of a Cottage Food Operations Permit by the Director of Planning or his/her designee. Before granting approval, the Director of Planning or his/her designee shall be satisfied that all the requirements set forth below are met.

- 1) All Cottage Food Operations must comply with the requirements of the Los Angeles County Environmental Health Division and the California Department of Public Health. Applicants must first obtain a Cottage Food Operations Class A or Class B Permit from the County prior to submitting an application for a Cottage Food Operations Permit under this chapter. A copy of the valid county Class A or Class B Permit must be furnished to the City along with the application for a Cottage Food Operations Permit.
- 2) The Cottage Food Operation shall at all times be conducted in compliance with all conditions and limitations set forth within this Chapter, California Health and Safety Code Sections 113758 and 114365, and all other applicable State and County laws, regulations, and requirements.
- 3) Cottage Food Operations must at all times comply with the restrictions on gross annual sales as set forth in California Health and Safety Code Section 113758. Cottage food operator must at all times maintain applicable tax returns or other proof of gross annual sales for the Cottage Food Operation, and must promptly provide such documentation to City officials upon request.
- 4) Cottage Food Operations shall not be:
 - i. located within 300 feet of the property line of any single-family home where another approved Cottage Food Operation is located; or
 - ii. located within the same building of an apartment complex or other multi-family housing development (i.e. condominiums or townhomes) where another approved Cottage Food Operation exists.
- 5) Cottage Food Operations shall occupy no more of a residence than the lesser of 1) thirty percent (30%) of the floor area of the dwelling, including the garage area; or 2) the area permitted by County Permit.
- 6) The Cottage Food Operation shall be conducted by the cottage food operator within the dwelling where the cottage food operator resides as their primary residence. Said dwelling shall be a legally established dwelling.
- 7) Only foods defined as “non-potentially hazardous” are approved for preparation by Cottage Food Operations. A list of approved cottage food categories is maintained by the California Department of Public Health and is provide on their website, which will be subject to change.
- 8) Cottage Food Operations shall not have more than one (1) full-time equivalent employee, paid or unpaid, in addition to any family or household members that reside within the dwelling.
- 9) Any direct sales of cottage food products to customers from a dwelling unit, if applicable, shall be by prior appointment only and limited to one customer per hour per day. All sales activities shall occur inside the residence and must be between the hours of 8:00 a.m. and 6:00 p.m. On-site consumption of cottage food products by customers is prohibited.
- 10) All commercial deliveries related to the Cottage Food Operation shall be limited to no more than one (1) per day, between the hours of 9:00 a.m. and 5:00 p.m. Additionally, delivery vehicles shall not be heavier than 10,000 lbs. in gross vehicle weight.

- 11) All Cottage Food Operations shall provide a site plan which confirms that the following parking and loading requirements are met:
 - i. For single-family homes, parking spaces in the property garage or carport and driveway shall be available for the actual parking demand created by the use, including parking for the applicant's own vehicles, and a parking space for one (1) non-resident employee (if applicable).
 - ii. For apartments or other multi-family developments, the cottage food operator's designated space(s) shall be available for the actual parking demand created by the use, including parking for the applicant's own vehicles, and a parking space for one (1) non-resident employee (if applicable). On-site parking, in an apartment complex or other multi-family residence, requires prior approval in writing from the property owner, landlord, homeowners association, or property manager.
 - iii. On-street parking, except on street days where street sweeping occurs, may be temporarily used for persons picking-up and/or delivering materials for the Cottage Food Operation.
 - iv. Deliveries and customer visitations to the Cottage Food Operation may not unreasonably interfere with the free flow of traffic in the residential zone. Additionally, the cottage food operator is responsible for ensuring that delivery and/or customer vehicles do not remain idle during visitations.
 - v. Commercial vehicles may not be kept permanently on the site or in the near vicinity to the Cottage Food Operation.
- 12) Cottage Food Operations may not create noise levels in excess of the permitted noise levels established for the applicable zone in which the Cottage Food Operation is located.
- 13) No exterior alterations may be made to the dwelling unit for the purposes of use by the Cottage Food Operation that would alter the residential character of the dwelling.
- 14) No signage or advertisement identifying the cottage food operation shall be permitted at the premises.
- 15) In addition to a Cottage Food Operations Permit, Cottage Food Operations must obtain all applicable permits, licenses, and certificates required for the operation of a business under the City's Municipal Code.
- 16) Additional conditions relating to concentration, traffic control, parking and noise control may be imposed as deemed necessary by the Director of Planning.

(B) The Director of Planning or his/her designee may administratively revoke a Cottage Food Operation Permit if any of the following applies:

- 1) The Cottage Food Operation has become detrimental to public health, safety, welfare, or character of a neighborhood, or constitutes a hazard or nuisance to pedestrian or vehicular circulation or parking; or

- 2) The Cottage Food Operation has been issued a notice of violation by the Los Angeles County Environmental Health Division and the violation is not corrected within the period noted within the notice; or
- 3) The Cottage Food Operation is in violation of this Chapter, a condition of the Cottage Food Operations Permit, or any other applicable State or County law, regulation, or requirement.
- 4) An expansion or relocation of a Cottage Food Operation without an amendment of the Cottage Food Operations Permit.

(C) A Cottage Food Operations Permit issued in accordance with the provisions set forth within this Section shall not be transferred, assigned, or used by any person other than the permittee, nor shall said use be used at any location other than the one for which the permit is granted.

SUMMARY

Ordinance No. 1081 establishes a process to allow individuals to prepare and package certain types of non-potentially hazardous foods in private-home kitchens and allow the sale of such foods either from their homes or from other locations, subject to approval of a Cottage Food Operations Permit application by the Director of Planning or his/her designee and also must obtain a Class A registration (for direct sales) or Class B permit (for indirect sales) from the Los Angeles County Environmental Health Division. The proposed zoning text amendment will be consistent with State law, specifically AB 1616, while establishing “reasonable” standards, restrictions, and requirements concerning spacing and concentration, traffic control, parking and noise control as authorized by newly enacted Government Code section 51035(a), to help minimize potential negative impacts on neighbors and protect public health and safety.

It should be noted that in the absence of the City adopting the proposed ordinance, Cottage Food Operations will be allowed to operate in accordance with AB 1616 without any City restrictions or requirements.

LEGAL NOTICE OF PUBLIC HEARING

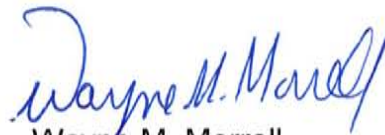
This matter was set for Public Hearing in accordance with the requirements of Sections 65090 and 65091 of the State Planning, Zoning, and Development Laws and the requirements of Sections 155.860 through 155.864 of the City's Municipal Code.

The legal notice was posted in Santa Fe Springs City Hall, the City Library, and the City's Town Center on December 1, 2016 and published in a newspaper of general circulation (Whittier Daily News) December 1, 2016 as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

ENVIRONMENTAL DOCUMENT

The proposed Zoning Text Amendment is exempt as a ministerial project pursuant to Section 21080(b)(1) of the California Environmental Quality Act (CEQA). This

exemption applies to discretionary projects proposed by public agencies, including, but not limited to, the enactment and amendment of zoning ordinances, the issuance of zoning variances, the issuance of conditional use permits, and the approval of tentative subdivision maps unless the project is exempt from this division. If the Planning Commission agrees, Staff will file a Notice of Exemption with the Los Angeles County Clerk's office within five days of approval by the Planning Commission.



Wayne M. Morrell
Director of Planning

Attachments:

1. Resolution No. 60-2016
2. Proposed Ordinance No. 1081
3. Public Hearing Notice
4. Assembly Bill (AB) 1616

Resolution No. 60-2016

CITY OF SANTA FE SPRINGS

RESOLUTION NO. 60-2016

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS APPROVED AND ADOPT AN ORDINANCE AMENDING SANTA FE SPRINGS MUNICIPAL CODE, TITLE 15, CHAPTER 155, SECTIONS 155.003, 155.062, 155.092, 155.635 AND ADDING SECTION 155.635.1 RELATING TO COTTAGE FOOD OPERATIONS

WHEREAS, the State Legislature passed an Assembly Bill (AB 1616) in 2012, updating the Health & Safety Code regarding "cottage food operations"; and

WHEREAS, AB 1616 requires all cities to allow Cottage Food Operations as a permitted use in residential zones; and

WHEREAS, Cottage Food Operations are generally described as small food businesses that produce non-potentially hazardous foods in private-home kitchens with limited regulatory oversight as long as certain criteria are met; and

WHEREAS, under AB 1616, if the City requires Cottage Food Operations to obtain a permit, the City may only prescribe reasonable standards, restrictions, and requirements concerning spacing and concentration, traffic control, parking, and noise control related to those residences conducting a Cottage Food Operation; and

WHEREAS, the City wishes to enact regulations for Cottage Food Operations through a Cottage Food Operation Permit process which comply with the requirements of AB 1616; and

WHEREAS, the revisions to the Santa Fe Springs Municipal Code made by the proposed ordinance are consistent with the goals and policies in the City's General Plan; and

WHEREAS, the City of Santa Fe Springs has reviewed and considered the proposed amendments to the text of the City's Zoning Regulations with the intention of amending Sections 155.003, 155.062, 155.092, 155.635 and adding Section 155.635.1 to Title 15, Chapter 155 of the Santa Fe Springs Municipal Code relating to Cottage Food Operations in residential zoned properties, and

WHEREAS, after study and deliberations by the Department of Planning and Development, the City has prepared for adoption of these amendments to the text of the City's Zoning Regulations, and

Resolution No. 60-2016 (Cont.)

WHEREAS, Santa Fe Springs Municipal Code section 155.834 and California Government Code section 65854 require the Planning Commission and City Council to conduct a public hearing on the proposed Code amendments; and

WHEREAS, notice of the public hearing was given as required by law, and

WHEREAS, the Planning Commission held a Public Hearing on December 12, 2016 in regards to the proposed amendments to the text of the City's Zoning Regulations, and

NOW, THEREFORE, IT BE RESOLVED THAT THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS DOES HEREBY RESOLVE, DETERMINE, AND ORDER AS FOLLOWS:

SECTION 1: Following a public hearing noticed and conducted in compliance with all applicable law, and pursuant to all laws applicable to the responsibilities of the Planning Commission with respect to the subject matter hereof, the Planning Commission recommends that the City Council adopt Ordinance No. 1081 attached hereto as Exhibit A.

SECTION 2: Based on the oral and written evidence presented at such hearing, the Planning Commission hereby find and determine that the adoption of such Ordinance is in the public convenience, interest and necessity.

SECTION 3: The Planning Commission find that this Ordinance is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly.

SECTION 4: The Commission Secretary shall certify to the adoption of this Resolution.

PASSED and ADOPTED this 12th day of December, 2016.

Ken Arnold, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

Proposed Ordinance No. 1081

ORDINANCE NO. 1081

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS AMENDING THE SANTA FE SPRINGS MUNICIPAL CODE, TITLE 15, CHAPTER 155, SECTIONS 155.003, 155.062, 155.092, 155.635 AND ADDING SECTION 155.635.1 RELATING TO COTTAGE FOOD OPERATIONS

THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS DOES ORDAIN AS FOLLOWS:

SECTION 1. Section 155.003 (Definitions) of Chapter 155 (Zoning) of the Santa Fe Springs Municipal Code, is amended, in part, by adding the following definitions, with all other definitions in that section to remain unchanged:

§ 155.003 DEFINITIONS

COTTAGE FOOD OPERATION: An enterprise conducted at a private home where the cottage food operator, within the registered or permitted area of a private home where the cottage food operator resides and where cottage food products are prepared or packaged for direct, indirect, or direct and indirect sale to consumers in compliance with California Health and Safety Code Section 113758. A Cottage Food Operation must satisfy the provisions set forth in Section 155.635.1 of the City of Santa Fe Springs Municipal Code.

COTTAGE FOOD OPERATOR: An individual who operates a Cottage Food Operation in his or her private home and is the owner of the Cottage Food Operation.

COTTAGE FOOD PRODUCTS: Non-potentially hazardous foods, specifically foods that are described in California Health and Safety Code Section 114365.5 and that are prepared for sale in the kitchen of a Cottage Food Operation.

DIRECT SALE (COTTAGE FOOD): A transaction between a Cottage Food Operation operator and a consumer, where the consumer purchases the cottage food product directly from the Cottage Food Operation. Direct sales include, but are not limited to, transactions at holiday bazaars or other temporary events, such as bake sales or food swaps, transactions at farm stands, certified farmers' markets, or through community-supported agriculture subscriptions, and transactions occurring in person in the cottage food operation.

INDIRECT SALE (COTTAGE FOOD): An interaction between a Cottage Food Operation, a third-party retailer, and a consumer, where the consumer purchases cottage food products made by the Cottage Food Operation from a third-party retailer that holds a valid permit issued pursuant to California Health and Safety Code Section 114381. Indirect sales include, but are not limited to, sales made to retail shops or to retail food facilities where food may be immediately consumed on the premises.

Proposed Ordinance No. 1081 (Cont.)

PRIVATE HOME (COTTAGE FOOD) – A dwelling, including an apartment or other rented space, where the cottage food operator resides.

REGISTERED OR PERMITTED AREA (COTTAGE FOOD): The portion of a private home that contains the private home's kitchen used for the preparation, packaging, storage, or handling of cottage food products and related ingredients or equipment, or both, and attached rooms within the home that are used exclusively for storage.

SECTION 2. Section 155.062 ACCESSORY USES is hereby amended to add thereto new subsection (M), so that subsection (M) read as follows:

§ 155.062 ACCESSORY USES

The following accessory uses are permitted in the R-1 Zone;

(M) Cottage Food Operations in accordance with the provisions of § 155.635.1.

SECTION 3. Section 155.092 ACCESSORY USES is hereby amended to add thereto new subsection (H), so that subsection (H) read as follows:

§ 155.092 ACCESSORY USES

The following accessory uses are permitted in the R-3 Zone;

(H) Cottage Food Operations in accordance with the provisions of § 155.635.1.

SECTION 4. Section 155.635 is hereby amended to read as follows:

§ 155.635 HOME OCCUPATIONS

The term HOME OCCUPATIONS applies only to such uses in the residential zones which may be conducted within a residential dwelling without in any way changing the appearance or condition of the residence. Such uses which consist solely of a business phone and/or mailing address shall only require approval by the Director of Planning and Development, except that Cottage Food Operations may be permitted as specified in Section 155.635.1; all other such uses shall require Planning Commission approval. Before granting approval, the Director of Planning and Development and the Commission shall be satisfied that all of the requirements set forth below are met

SECTION 5. Section 155.635.1 is hereby added to read as follows:

§ 155.635.1 COTTAGE FOOD OPERATIONS

(A) The term COTTAGE FOOD OPERATIONS, as defined in § 155.003, applies only to such uses in residential zones which may be conducted within a residential dwelling without in any way changing the appearance or condition of the

Proposed Ordinance No. 1081 (Cont.)

residence. Such uses shall require approval of a Cottage Food Operations Permit by the Director of Planning or his/her designee. Before granting approval, the Director of Planning or his/her designee shall be satisfied that all the requirements set forth below are met.

- 1) All Cottage Food Operations must comply with the requirements of the Los Angeles County Environmental Health Division and the California Department of Public Health. Applicants must first obtain a Cottage Food Operations Class A or Class B Permit from the County prior to submitting an application for a Cottage Food Operations Permit under this chapter. A copy of the valid county Class A or Class B Permit must be furnished to the City along with the application for a Cottage Food Operations Permit.
- 2) The Cottage Food Operation shall at all times be conducted in compliance with all conditions and limitations set forth within this Chapter, California Health and Safety Code Sections 113758 and 114365, and all other applicable State and County laws, regulations, and requirements.
- 3) Cottage Food Operations must at all times comply with the restrictions on gross annual sales as set forth in California Health and Safety Code Section 113758. Cottage food operator must at all times maintain applicable tax returns or other proof of gross annual sales for the Cottage Food Operation, and must promptly provide such documentation to City officials upon request.
- 4) Cottage Food Operations shall not be:
 - i. located within 300 feet of the property line of any single-family home where another approved Cottage Food Operation is located; or
 - ii. located within the same building of an apartment complex or other multi-family housing development (i.e. condominiums or townhomes) where another approved Cottage Food Operation exists.
- 5) Cottage Food Operations shall occupy no more of a residence than the lesser of 1) thirty percent (30%) of the floor area of the dwelling, including the garage area; or 2) the area permitted by County Permit.
- 6) The Cottage Food Operation shall be conducted by the cottage food operator within the dwelling where the cottage food operator resides as their primary residence. Said dwelling shall be a legally established dwelling.
- 7) Only foods defined as "non-potentially hazardous" are approved for preparation by Cottage Food Operations. A list of approved cottage food categories is maintained by the California Department of Public Health and is provide on their website, which will be subject to change.
- 8) Cottage Food Operations shall not have more than one (1) full-time equivalent employee, paid or unpaid, in addition to any family or household members that reside within the dwelling.
- 9) Any direct sales of cottage food products to customers from a dwelling unit, if applicable, shall be by prior appointment only and limited to one

Proposed Ordinance No. 1081 (Cont.)

- customer per hour per day. All sales activities shall occur inside the residence and must be between the hours of 8:00 a.m. and 6:00 p.m. On-site consumption of cottage food products by customers is prohibited.
- 10) All commercial deliveries related to the Cottage Food Operation shall be limited to no more than one (1) per day, between the hours of 9:00 a.m. and 5:00 p.m. Additionally, delivery vehicles shall not be heavier than 10,000 lbs. in gross vehicle weight.
- 11) All Cottage Food Operations shall provide a site plan which confirms that the following parking and loading requirements are met:
- i. For single-family homes, parking spaces in the property garage or carport and driveway shall be available for the actual parking demand created by the use, including parking for the applicant's own vehicles, and a parking space for one (1) non-resident employee (if applicable).
 - ii. For apartments or other multi-family developments, the cottage food operator's designated space(s) shall be available for the actual parking demand created by the use, including parking for the applicant's own vehicles, and a parking space for one (1) non-resident employee (if applicable). On-site parking, in an apartment complex or other multi-family residence, requires prior approval in writing from the property owner, landlord, homeowners association, or property manager.
 - iii. On-street parking, except on street days where street sweeping occurs, may be temporarily used for persons picking-up and/or delivering materials for the Cottage Food Operation.
 - iv. Deliveries and customer visitations to the Cottage Food Operation may not unreasonably interfere with the free flow of traffic in the residential zone. Additionally, the cottage food operator is responsible for ensuring that delivery and/or customer vehicles do not remain idle during visitations.
 - v. Commercial vehicles may not be kept permanently on the site or in the near vicinity to the Cottage Food Operation.
- 12) Cottage Food Operations may not create noise levels in excess of the permitted noise levels established for the applicable zone in which the Cottage Food Operation is located.
- 13) No exterior alterations may be made to the dwelling unit for the purposes of use by the Cottage Food Operation that would alter the residential character of the dwelling.
- 14) No signage or advertisement identifying the cottage food operation shall be permitted at the premises.
- 15) In addition to a Cottage Food Operations Permit, Cottage Food Operations must obtain all applicable permits, licenses, and certificates required for the operation of a business under the City's Municipal Code.
- 16) Additional conditions relating to concentration, traffic control, parking and noise control may be imposed as deemed necessary by the Director of Planning.

Proposed Ordinance No. 1081 (Cont.)

- (B) The Director of Planning or his/her designee may administratively revoke a Cottage Food Operation Permit if any of the following applies:
- 1) The Cottage Food Operation has become detrimental to public health, safety, welfare, or character of a neighborhood, or constitutes a hazard or nuisance to pedestrian or vehicular circulation or parking; or
 - 2) The Cottage Food Operation has been issued a notice of violation by the Los Angeles County Environmental Health Division and the violation is not corrected within the period noted within the notice; or
 - 3) The Cottage Food Operation is in violation of this Chapter, a condition of the Cottage Food Operations Permit, or any other applicable State or County law, regulation, or requirement.
 - 4) An expansion or relocation of a Cottage Food Operation without an amendment of the Cottage Food Operations Permit.
- (C) A Cottage Food Operations Permit issued in accordance with the provisions set forth within this Section shall not be transferred, assigned, or used by any person other than the permittee, nor shall said use be used at any location other than the one for which the permit is granted.

SECTION 6. If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this Ordinance, or any part hereof, is held invalid or unconstitutional, such decision shall not affect the validity of the remaining sections or portions of this Ordinance, or any part thereof. The City Council hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase in this Ordinance irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases may be declared invalid or unconstitutional.

SECTION 7. The City Clerk shall certify to the adoption of this Ordinance, including the vote for and against and shall post a certified copy of this ordinance, within 15 days after its passage to be posted in at least three (3) public places within the City as established by ordinance, and, in compliance with Section 36933 of the Government Code.

Except as amended above, all other provisions of the Zoning Regulations in the City Code shall remain in full force and effect.

PASSED AND ADOPTED this _____ day of _____ (Month), 2016, by the following vote:

AYES:
NAYES:
ABSENT:
ABSTAIN:

Proposed Ordinance No. 1081 (Cont.)

Richard J. Moore
Mayor

ATTEST:

Janet Martinez, CMC
City Clerk

Public Hearing Notice

Advertising Order Confirmation

<u>Ad Number</u>	<u>Ad Size</u>	<u>Color</u>	<u>Product</u>
0010870599-01	4 X 74 LI		
<u>External Ad Number</u>	<u>Pick Up</u>	<u>Ad Type</u>	
		Legal Li	

**CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
ZONING TEXT AMENDMENT - ORDINANCE NO. 1081
(Cottage Food Operations)**

NOTICE IS HEREBY GIVEN: that a Public Hearing will be held before the City of Santa Fe Springs Planning Commission on **Monday, December 12, 2016 at 6:00 p.m.** and the City of Santa Fe Springs City Council on **Thursday, January 12, 2017 at 6:00 p.m.** to consider the following:

ZONING TEXT AMENDMENT – Cottage Food Operations:
Ordinance No. 1081: An ordinance of the City Council of the City of Santa Fe Springs, amending Sections 155.003, 155.062, 155.092, 155.635(A) and adding Section 155.635.1 to Title 15, Chapter 155 of the Santa Fe Springs Municipal Code to include Cottage Food Operations as an allowable accessory use in the R-1, Single-Family Residential Zone District and R-3, Multi-Family Residential Zone District.

PROJECT LOCATION: Citywide, Santa Fe Springs, CA 90670

CEQA STATUS: Staff finds the proposed Zoning Text Amendment to be exempt as a ministerial project pursuant to Section 21080(b)(1) of the California Environmental Quality Act (CEQA). If the Commission agrees, staff will file a Notice of Exemption (NOE) with the Los Angeles County Clerk within 5 days from the date the Planning Commission approves the proposed project.

THE HEARING will be held before the Planning Commission of the City of Santa Fe Springs in the Council Chambers of the City Hall, 11710 Telegraph Road, Santa Fe Springs, on Monday, December 12, 2016 at 6:00 p.m. and the City of Santa Fe Springs City Council on Thursday, January 12, 2017 at 6:00 p.m.

ALL INTERESTED PERSONS are invited to attend the Public Hearings and express their opinion on the subject items listed above. You should note that if you challenge the afore-mentioned Zoning Text Amendment in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the office of the City of Santa Fe Springs Planning Commission or City Council at, or prior to, the Public Hearings.

FURTHER INFORMATION on this item may be obtained at the City of Santa Fe Springs Planning Department, 11710 Telegraph Road, Santa Fe Springs, California 90670 or by telephone or e-mail: (562) 868-0511, extension 7359, cuongnguyen@santafesprings.org.

Wayne M. Morrell
Director of Planning
City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670
Ad#870599

Published: Dec 1, 2016

Whittier Daily News

Ad#870599

BILL NUMBER: AB 1616 CHAPTERED
BILL TEXT

CHAPTER 415
FILED WITH SECRETARY OF STATE SEPTEMBER 21, 2012
APPROVED BY GOVERNOR SEPTEMBER 21, 2012
PASSED THE SENATE AUGUST 30, 2012
PASSED THE ASSEMBLY AUGUST 30, 2012
AMENDED IN SENATE AUGUST 30, 2012
AMENDED IN SENATE AUGUST 24, 2012
AMENDED IN SENATE AUGUST 21, 2012
AMENDED IN SENATE JULY 3, 2012
AMENDED IN ASSEMBLY MAY 3, 2012
AMENDED IN ASSEMBLY APRIL 25, 2012
AMENDED IN ASSEMBLY APRIL 10, 2012

INTRODUCED BY Assembly Member Gatto
(Coauthors: Assembly Members Fletcher, Huffman, Nestande, V.
Manuel Pérez, and Wieckowski)
(Coauthors: Senators Correa and DeSaulnier)

FEBRUARY 8, 2012

An act to add Chapter 6.1 (commencing with Section 51035) to Part 1 of Division 1 of Title 5 of the Government Code, and to amend Sections 109947, 110050, 110460, 111955, 113789, 113851, 114021, 114023, 114390, 114405, and 114409 of, to add Sections 113758 and 114088 to, and to add Chapter 11.5 (commencing with Section 114365) to Part 7 of Division 104 of, the Health and Safety Code, relating to food safety.

LEGISLATIVE COUNSEL'S DIGEST

AB 1616, Gatto. Food safety: cottage food operations.

Existing law, the Sherman Food, Drug, and Cosmetic Law (Sherman Law), requires the State Department of Public Health to regulate the manufacture, sale, labeling, and advertising activities related to food, drugs, devices, and cosmetics in conformity with the Federal Food, Drug, and Cosmetic Act. The Sherman Law makes it unlawful to manufacture, sell, deliver, hold, or offer for sale any food that is misbranded. Food is misbranded if its labeling does not conform to specified federal labeling requirements regarding nutrition, nutrient content or health claims, and food allergens. Violation of this law is a misdemeanor.

The existing California Retail Food Code provides for the regulation of health and sanitation standards for retail food facilities, as defined, by the State Department of Public Health. Under existing law, local health agencies are primarily responsible for enforcing the California Retail Food Code. That law exempts private homes from the definition of a food facility, and prohibits food stored or prepared in a private home from being used or offered for sale in a food facility. That law also requires food that is offered for human consumption to be honestly presented, as specified. A violation of these provisions is a misdemeanor.

This bill would include a cottage food operation, as defined, that is registered or has a permit within the private home exemption of the California Retail Food Code. The bill would also exclude a cottage food operation from specified food processing establishment

and Sherman Law requirements. This bill would require a cottage food operation to meet specified requirements relating to training, sanitation, preparation, labeling, and permissible types of sales and would subject a cottage food operation to inspections under specified circumstances. The bill would require a food facility that serves a cottage food product without packaging or labeling to identify it as homemade. The bill would establish various zoning and permit requirements relating to cottage food operations.

This bill would incorporate additional changes in Section 113789 of the Health and Safety Code, proposed by AB 2297, to be operative only if AB 2297 and this bill are both chaptered and become effective January 1, 2013, and this bill is chaptered last.

By imposing duties on local officials and adding new crimes, this bill would create a state-mandated local program.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that with regard to certain mandates no reimbursement is required by this act for a specified reason.

With regard to any other mandates, this bill would provide that, if the Commission on State Mandates determines that the bill contains costs so mandated by the state, reimbursement for those costs shall be made pursuant to the statutory provisions noted above.

THE PEOPLE OF THE STATE OF CALIFORNIA DO ENACT AS FOLLOWS:

SECTION 1. The Legislature finds and declares all of the following:

(a) Small businesses have played an important role in helping slow economies recover and prosper as an engine of job creation. During the 1990s, small businesses created the majority of new jobs and now account for 65 percent of United States employment.

(b) California, and the United States as a whole, are facing growing obesity and obesity-related disease epidemics.

(1) Two-thirds of American adults and nearly one-third of children and teens are obese or overweight, placing them at risk for developing chronic diseases such as diabetes, heart disease, and cancer.

(2) One in every nine California children, one in three teens, and over half of adults are already overweight or obese. This epidemic affects virtually all Californians.

(3) These health conditions are preventable and curable through lifestyle choices that include consumption of healthy fresh foods.

(c) For decades, low-income and rural communities have faced limited opportunities to purchase healthy foods. Often, without cars or convenient public transportation options, low-income residents in these areas must rely for much of their shopping on expensive, fatty, processed foods sold at convenience and corner stores.

(d) There is a growing movement in California to support community-based food production, sometimes referred to as "cottage food," "artisanal food," "slow food," "locally based food," or "urban agriculture" movements. These movements seek to connect food to local communities, small businesses, and environmental sustainability.

(e) Increased opportunities for entrepreneur development through microenterprises can help to supplement household incomes, prevent poverty and hunger, and strengthen local economies.

(f) At least 32 other states have passed laws that allow small business entrepreneurs to use their home kitchens to prepare, for

sale, foods that are not potentially hazardous.

(g) Even some bake sales are currently illegal in California.

(h) It is the intent of the Legislature to enact a homemade food act specifically designed to help address these challenges and opportunities.

SEC. 2. Chapter 6.1 (commencing with Section 51035) is added to Part 1 of Division 1 of Title 5 of the Government Code, to read:

CHAPTER 6.1. COTTAGE FOOD OPERATIONS

51035. (a) A city, county, or city and county shall not prohibit a cottage food operation, as defined in Section 113758 of the Health and Safety Code, in any residential dwellings, but shall do one of the following:

(1) Classify a cottage food operation as a permitted use of residential property for zoning purposes.

(2) Grant a nondiscretionary permit to use a residence as any cottage food operation that complies with local ordinances prescribing reasonable standards, restrictions, and requirements concerning spacing and concentration, traffic control, parking, and noise control relating to those homes. Any noise standards shall be consistent with local noise ordinances implementing the noise element of the general plan. The permit issued pursuant to this paragraph shall be granted by the zoning administrator, or if there is no zoning administrator, by the person or persons designated by the planning agency to grant these permits, upon the certification without a hearing.

(3) Require any cottage food operation to apply for a permit to use a residence for its operation. The zoning administrator, or if there is no zoning administrator, the person or persons designated by the planning agency to handle the use permits, shall review and decide the applications. The use permit shall be granted if the cottage food operation complies with local ordinances, if any, prescribing reasonable standards, restrictions, and requirements concerning the following factors: spacing and concentration, traffic control, parking, and noise control relating to those homes. Any noise standards shall be consistent with local noise ordinances implementing the noise element of the general plan. The local government shall process any required permit as economically as possible. Fees charged for review shall not exceed the costs of the review and permit process. An applicant may request a verification of fees, and the city, county, or city and county shall provide the applicant with a written breakdown within 45 days of the request. The application form for cottage food operation permits shall include a statement of the applicant's right to request the written fee verification.

(b) In connection with any action taken pursuant to paragraph (2) or (3) of subdivision (a), a city, county, or city and county shall do all of the following:

(1) Upon the request of an applicant, provide a list of the permits and fees that are required by the city, county, or city and county, including information about other permits that may be required by other departments in the city, county, or city and county, or by other public agencies. The city, county, or city and county shall, upon request of any applicant, also provide information about the anticipated length of time for reviewing and processing the permit application.

(2) Upon the request of an applicant, provide information on the breakdown of any individual fees charged in connection with the issuance of the permit.

(3) If a deposit is required to cover the cost of the permit,

provide information to the applicant about the estimated final cost to the applicant of the permit, and procedures for receiving a refund from the portion of the deposit not used.

(c) Use of a residence for the purposes of a cottage food operation shall not constitute a change of occupancy for purposes of the State Housing Law (Part 1.5 (commencing with Section 17910) of Division 13 of the Health and Safety Code), or for purposes of local building and fire codes.

(d) Cottage food operations shall be considered residences for the purposes of the State Uniform Building Standards Code and local building and fire codes.

SEC. 3. Section 109947 of the Health and Safety Code is amended to read:

109947. "Food processing facility" means any facility operated for the purposes of manufacturing, packing, or holding processed food. Food processing facility does not include a food facility as defined in Section 113785, a cottage food operation that is registered or has a permit pursuant to Section 114365, or any facility exclusively storing, handling, or processing dried beans.

SEC. 4. Section 110050 of the Health and Safety Code is amended to read:

110050. The Food Safety Fund is hereby created as a special fund in the State Treasury. All moneys collected by the department under subdivision (c) of Section 110466 and Sections 110470, 110471, 110485, 114365, 114365.6, 111130, and 113717, and under Article 7 (commencing with Section 110810) of Chapter 5 shall be deposited in the fund, for use by the department, upon appropriation by the Legislature, for the purposes of providing funds necessary to carry out and implement the inspection provisions of this part relating to food, licensing, inspection, enforcement, and other provisions of Article 12 (commencing with Section 111070) relating to water, the provisions relating to education and training in the prevention of microbial contamination pursuant to Section 110485, and the registration provisions of Article 7 (commencing with Section 110810) of Chapter 5, and to carry out and implement the provisions of the California Retail Food Code (Part 7 (commencing with Section 113700) of Division 104).

SEC. 5. Section 110460 of the Health and Safety Code is amended to read:

110460. No person shall engage in the manufacture, packing, or holding of any processed food in this state unless the person has a valid registration from the department, except those engaged exclusively in the storing, handling, or processing of dried beans. The registration shall be valid for one calendar year from the date of issue, unless it is revoked. The registration shall not be transferable. This section shall not apply to a cottage food operation that is registered or has a permit pursuant to Section 114365.

SEC. 6. Section 111955 of the Health and Safety Code is amended to read:

111955. "Food processing establishment," as used in this chapter, shall mean any room, building, or place or portion thereof, maintained, used, or operated for the purpose of commercially storing, packaging, making, cooking, mixing, processing, bottling, canning, packing, slaughtering, or otherwise preparing or handling food except restaurants. "Food processing establishment" shall not include a cottage food operation that is registered or has a permit pursuant to Section 114365.

SEC. 7. Section 113758 is added to the Health and Safety Code, to read:

113758. (a) "Cottage food operation" means an enterprise that has

not more than the amount in gross annual sales that is specified in this subdivision, is operated by a cottage food operator, and has not more than one full-time equivalent cottage food employee, not including a family member or household member of the cottage food operator, within the registered or permitted area of a private home where the cottage food operator resides and where cottage food products are prepared or packaged for direct, indirect, or direct and indirect sale to consumers pursuant to this part. In 2013, the enterprise shall not have more than thirty-five thousand dollar (\$35,000) in gross annual sales in the calendar year. In 2014, the enterprise shall not have more than forty-five thousand dollars (\$45,000) in gross annual sales in the calendar year. Commencing in 2015, and each subsequent year thereafter, the enterprise shall not have more than fifty thousand dollars (\$50,000) in gross annual sales in the calendar year. A cottage food operation includes both of the following:

(1) A "Class A" cottage food operation, which is a cottage food operation that may engage only in direct sales of cottage food products from the cottage food operation or other direct sales venues described in paragraph (4) of subdivision (b).

(2) A "Class B" cottage food operation, which is a cottage food operation that may engage in both direct sales and indirect sales of cottage food products from the cottage food operation, from direct sales venues described in paragraph (4) of subdivision (b), from offsite events, or from a third-party retail food facility described in paragraph (5) of subdivision (b).

(b) For purposes of this section, the following definitions shall apply:

(1) "Cottage food employee" means an individual, paid or volunteer, who is involved in the preparation, packaging, handling, and storage of a cottage food product, or otherwise works for the cottage food operation. An employee does not include an immediate family member or household member of the cottage food operator.

(2) "Cottage food operator" means an individual who operates a cottage food operation in his or her private home and is the owner of the cottage food operation.

(3) "Cottage food products" means nonpotentially hazardous foods, including foods that are described in Section 114365.5 and that are prepared for sale in the kitchen of a cottage food operation.

(4) "Direct sale" means a transaction between a cottage food operation operator and a consumer, where the consumer purchases the cottage food product directly from the cottage food operation. Direct sales include, but are not limited to, transactions at holiday bazaars or other temporary events, such as bake sales or food swaps, transactions at farm stands, certified farmers' markets, or through community-supported agriculture subscriptions, and transactions occurring in person in the cottage food operation.

(5) "Indirect sale" means an interaction between a cottage food operation, a third-party retailer, and a consumer, where the consumer purchases cottage food products made by the cottage food operation from a third-party retailer that holds a valid permit issued pursuant to Section 114381. Indirect sales include, but are not limited to, sales made to retail shops or to retail food facilities where food may be immediately consumed on the premises.

(6) "Private home" means a dwelling, including an apartment or other leased space, where individuals reside.

(7) "Registered or permitted area" means the portion of a private home that contains the private home's kitchen used for the preparation, packaging, storage, or handling of cottage food products and related ingredients or equipment, or both, and attached rooms within the home that are used exclusively for storage.

SEC. 8. Section 113789 of the Health and Safety Code is amended to read:

113789. (a) "Food facility" means an operation that stores, prepares, packages, serves, vends, or otherwise provides food for human consumption at the retail level, including, but not limited to, the following:

(1) An operation where food is consumed on or off the premises, regardless of whether there is a charge for the food.

(2) Any place used in conjunction with the operations described in this subdivision, including, but not limited to, storage facilities for food-related utensils, equipment, and materials.

(b) "Food facility" includes permanent and nonpermanent food facilities, including, but not limited to, the following:

(1) Public and private school cafeterias.

(2) Restricted food service facilities.

(3) Licensed health care facilities.

(4) Commissaries.

(5) Mobile food facilities.

(6) Mobile support units.

(7) Temporary food facilities.

(8) Vending machines.

(9) Certified farmers' markets, for purposes of permitting and enforcement pursuant to Section 114370.

(10) Farm stands, for purposes of permitting and enforcement pursuant to Section 114375.

(c) "Food facility" does not include any of the following:

(1) A cooperative arrangement wherein no permanent facilities are used for storing or handling food.

(2) A private home, including a cottage food operation that is registered or has a permit pursuant to Section 114365.

(3) A church, private club, or other nonprofit association that gives or sells food to its members and guests, and not to the general public, at an event that occurs not more than three days in any 90-day period.

(4) A for-profit entity that gives or sells food at an event that occurs not more than three days in a 90-day period for the benefit of a nonprofit association, if the for-profit entity receives no monetary benefit, other than that resulting from recognition from participating in an event.

(5) Premises set aside for wine tasting, as that term is used in Section 23356.1 of the Business and Professions Code and in the regulations adopted pursuant to that section, that comply with Section 118375, regardless of whether there is a charge for the wine tasting, if no other beverage, except for bottles of wine and prepackaged nonpotentially hazardous beverages, is offered for sale for onsite consumption and no food, except for crackers, is served.

(6) Premises operated by a producer, selling or offering for sale only whole produce grown by the producer, or shell eggs, or both, provided the sales are conducted on premises controlled by the producer.

(7) A commercial food processing plant as defined in Section 111955.

(8) A child day care facility, as defined in Section 1596.750.

(9) A community care facility, as defined in Section 1502.

(10) A residential care facility for the elderly, as defined in Section 1569.2.

(11) A residential care facility for the chronically ill, which has the same meaning as a residential care facility, as defined in Section 1568.01.

(12) Premises set aside by a beer manufacturer, as defined in Section 25000.2 of the Business and Professions Code, that comply

with Section 118375, for the purposes of beer tasting, regardless of whether there is a charge for the beer tasting, if no other beverage, except for beer and prepackaged nonpotentially hazardous beverages, is offered for sale for onsite consumption, and no food, except for crackers or pretzels, is served.

SEC. 8.5. Section 113789 of the Health and Safety Code is amended to read:

113789. (a) "Food facility" means an operation that stores, prepares, packages, serves, vends, or otherwise provides food for human consumption at the retail level, including, but not limited to, the following:

(1) An operation where food is consumed on or off the premises, regardless of whether there is a charge for the food.

(2) Any place used in conjunction with the operations described in this subdivision, including, but not limited to, storage facilities for food-related utensils, equipment, and materials.

(b) "Food facility" includes permanent and nonpermanent food facilities, including, but not limited to, the following:

(1) Public and private school cafeterias.

(2) Restricted food service facilities.

(3) Licensed health care facilities, except as provided in paragraph (13) of subdivision (c).

(4) Commissaries.

(5) Mobile food facilities.

(6) Mobile support units.

(7) Temporary food facilities.

(8) Vending machines.

(9) Certified farmers' markets, for purposes of permitting and enforcement pursuant to Section 114370.

(10) Farm stands, for purposes of permitting and enforcement pursuant to Section 114375.

(c) "Food facility" does not include any of the following:

(1) A cooperative arrangement wherein no permanent facilities are used for storing or handling food.

(2) A private home, including a cottage food operation that is registered or has a permit pursuant to Section 114365.

(3) A church, private club, or other nonprofit association that gives or sells food to its members and guests, and not to the general public, at an event that occurs not more than three days in any 90-day period.

(4) A for-profit entity that gives or sells food at an event that occurs not more than three days in a 90-day period for the benefit of a nonprofit association, if the for-profit entity receives no monetary benefit, other than that resulting from recognition from participating in an event.

(5) Premises set aside for wine tasting, as that term is used in Section 23356.1 of the Business and Professions Code and in the regulations adopted pursuant to that section, that comply with Section 118375, regardless of whether there is a charge for the wine tasting, if no other beverage, except for bottles of wine and prepackaged nonpotentially hazardous beverages, is offered for sale for onsite consumption and no food, except for crackers, is served.

(6) Premises operated by a producer, selling or offering for sale only whole produce grown by the producer, or shell eggs, or both, provided the sales are conducted on premises controlled by the producer.

(7) A commercial food processing plant as defined in Section 111955.

(8) A child day care facility, as defined in Section 1596.750.

(9) A community care facility, as defined in Section 1502.

(10) A residential care facility for the elderly, as defined in

Section 1569.2.

(11) A residential care facility for the chronically ill, which has the same meaning as a residential care facility, as defined in Section 1568.01.

(12) Premises set aside by a beer manufacturer, as defined in Section 25000.2 of the Business and Professions Code, that comply with Section 118375, for the purposes of beer tasting, regardless of whether there is a charge for the beer tasting, if no other beverage, except for beer and prepackaged nonpotentially hazardous beverages, is offered for sale for onsite consumption, and no food, except for crackers or pretzels, is served.

(13) (A) An intermediate care facility for the developmentally disabled, as defined in subdivisions (e), (h), and (m) of Section 1250, with a capacity of six beds or fewer.

(B) A facility described in subparagraph (A) shall report any foodborne illness or outbreak to the local health department and to the State Department of Public Health within 24 hours of the illness or outbreak.

SEC. 9. Section 113851 of the Health and Safety Code is amended to read:

113851. (a) "Permit" means the document issued by the enforcement agency that authorizes a person to operate a food facility or cottage food operation.

(b) "Registration" shall have the same meaning as permit for purposes of implementation and enforcement of this part.

SEC. 10. Section 114021 of the Health and Safety Code is amended to read:

114021. (a) Food shall be obtained from sources that comply with all applicable laws.

(b) Food stored or prepared in a private home shall not be used or offered for sale in a food facility, unless that food is prepared by a cottage food operation that is registered or has a permit pursuant to Section 114365.

SEC. 11. Section 114023 of the Health and Safety Code is amended to read:

114023. Food in a hermetically sealed container shall be obtained from a food processing plant that is regulated by the food regulatory agency that has jurisdiction over the plant, or from a cottage food operation that produces jams, jellies, and preserves and that is registered or has a permit pursuant to Section 114365.

SEC. 12. Section 114088 is added to the Health and Safety Code, to read:

114088. A cottage food product, as defined in Section 113758, that is served by a food facility without packaging or labeling, as described in Section 114365, shall be identified to the consumer as homemade on the menu, menu board, or other location that would reasonably inform a consumer of its homemade status.

SEC. 13. Chapter 11.5 (commencing with Section 114365) is added to Part 7 of Division 104 of the Health and Safety Code, to read:

CHAPTER 11.5. COTTAGE FOOD OPERATIONS

114365. (a) (1) (A) A "Class A" cottage food operation shall not be open for business unless it is registered with the local enforcement agency and has submitted a completed, self-certification checklist approved by the local enforcement agency. The self-certification checklist shall verify that the cottage food operation conforms to this chapter, including the following requirements:

(i) No cottage food preparation, packaging, or handling may occur in the home kitchen concurrent with any other domestic activities,

such as family meal preparation, dishwashing, clothes washing or ironing, kitchen cleaning, or guest entertainment.

(ii) No infants, small children, or pets may be in the home kitchen during the preparation, packaging, or handling of any cottage food products.

(iii) Kitchen equipment and utensils used to produce cottage food products shall be clean and maintained in a good state of repair.

(iv) All food contact surfaces, equipment, and utensils used for the preparation, packaging, or handling of any cottage food products shall be washed, rinsed, and sanitized before each use.

(v) All food preparation and food and equipment storage areas shall be maintained free of rodents and insects.

(vi) Smoking shall be prohibited in the portion of a private home used for the preparation, packaging, storage, or handling of cottage food products and related ingredients or equipment, or both, while cottage food products are being prepared, packaged, stored, or handled.

(B) (i) The department shall post the requirements described in subparagraph (A) on its Internet Web site.

(ii) The local enforcement agency shall issue a registration number to a "Class A" cottage food operation that meets the requirements of subparagraph (A).

(C) (i) Except as provided in (ii), a "Class A" cottage food operation shall not be subject to initial or routine inspections.

(ii) For purposes of determining compliance with this chapter, a representative of a local enforcement agency may access, for inspection purposes, the registered area of a private home where a cottage food operation is located only if the representative has, on the basis of a consumer complaint, reason to suspect that adulterated or otherwise unsafe food has been produced by the cottage food operation or that the cottage food operation has violated this chapter.

(iii) Access under this subparagraph is limited to the registered area and solely for the purpose of enforcing or administering this chapter.

(iv) A local enforcement agency may seek recovery from a "Class A" cottage food operation of an amount that does not exceed the local enforcement agency's reasonable costs of inspecting the "Class A" cottage food operation for compliance with this chapter, if the "Class A" cottage food operation is found to be in violation of this chapter.

(2) (A) A "Class B" cottage food operation shall not be open for business unless it obtains a permit from the local enforcement agency in a manner approved by the local enforcement agency to engage in the direct and indirect sale of cottage food products.

(B) (i) A "Class B" cottage food operation shall comply with the requirements described in clauses (i) to (vi), inclusive, of subparagraph (A) of paragraph (1) in addition to the other requirements of this chapter.

(ii) The local enforcement agency shall issue a permit number after an initial inspection has determined that the proposed "Class B" cottage food operation and its method of operation conform to this chapter.

(C) Except as provided in this subparagraph, a "Class B" cottage food operation shall not be subject to more than one inspection per year by the local enforcement agency.

(i) For purposes of determining compliance with this chapter, a representative of a local enforcement agency, for inspection purposes, may access the permitted area of a private home where a cottage food operation is located only if the representative has, on the basis of a consumer complaint, reason to suspect that adulterated

or otherwise unsafe food has been produced by the cottage food operation, or that the cottage food operation has violated this chapter.

(ii) Access under this subparagraph is limited to the permitted area and solely for the purpose of enforcing or administering this chapter.

(D) (i) A "Class B" cottage food operation shall be authorized to engage in the indirect sales of cottage food products within the county in which the "Class B" cottage food operation is permitted.

(ii) A county may agree to allow a "Class B" cottage food operation permitted in another county to engage in the indirect sales of cottage food products in the county.

(b) A registration or permit, once issued, is nontransferable. A registration or permit shall be valid only for the person, location, type of food sales, and distribution

activity specified by that registration or permit, and, unless suspended or revoked for cause, for the time period indicated.

114365.2. A cottage food operation that is registered or has a permit issued pursuant to Section 114365 shall be considered a restricted food service facility for purposes of, and subject to, Sections 113953.3, 114259.5, 114285, and 114286. A cottage food operation that is registered or has a permit also shall be subject to Sections 113967, 113973, 113980, 114259.5, 114405, 114407, 114409, 114411, and 114413, and to all of the following requirements:

(a) A person with a contagious illness shall refrain from work in the registered or permitted area of the cottage food operation.

(b) A person involved in the preparation or packaging of cottage food products shall keep his or her hands and exposed portions of his or her arms clean and shall wash his or her hands before any food preparation or packaging activity in a cottage food operation.

(c) Water used during the preparation of cottage food products shall meet the potable drinking water standards described in Section 113869, except that a cottage food operation shall not be required to have an indirect sewer connection. Water used during the preparation of cottage food products includes all of the following:

(1) The washing, sanitizing, and drying of any equipment used in the preparation of a cottage food product.

(2) The washing, sanitizing, and drying of hands and arms.

(3) Water used as an ingredient.

(d) A person who prepares or packages cottage food products shall complete a food processor course instructed by the department to protect the public health within three months of becoming registered. The course shall not exceed four hours in length. The department shall work with the local enforcement agency to ensure that cottage food operators are properly notified of the location, date, and time of the classes offered.

(e) A cottage food operation shall properly label all cottage food products in compliance with the Federal Food, Drug, and Cosmetic Act (21 U.S.C. Sec. 343 et seq.). Additionally, to the extent permitted by federal law, the label shall include, but is not limited to, all of the following:

(1) The words "Made in a Home Kitchen" in 12-point type on the cottage food product's primary display panel.

(2) The name commonly used for the food product or an adequately descriptive name.

(3) The name of the cottage food operation which produced the cottage food product.

(4) The registration or permit number of the "Class A" or "Class B" cottage food operation, respectively, which produced the cottage food product and, in the case of a "Class B" cottage food operation,

the name of the county of the local enforcement agency that issued the permit number.

(5) The ingredients of the cottage food product, in descending order of predominance by weight, if the product contains two or more ingredients.

114365.5. (a) The department shall adopt and post on its Internet Web site a list of not potentially hazardous foods and their ethnic variations that are approved for sale by a cottage food operation. A cottage food product shall not be potentially hazardous food, as defined in Section 113871.

(b) This list of nonpotentially hazardous foods shall include, but not be limited to, all of the following:

(1) Baked goods without cream, custard, or meat fillings, such as breads, biscuits, churros, cookies, pastries, and tortillas.

(2) Candy, such as brittle and toffee.

(3) Chocolate-covered nonperishable foods, such as nuts and dried fruit.

(4) Dried fruit.

(5) Dried pasta.

(6) Dry baking mixes.

(7) Fruit pies, fruit empanadas, and fruit tamales.

(8) Granola, cereals, and trail mixes.

(9) Herb blends and dried mole paste.

(10) Honey and sweet sorghum syrup.

(11) Jams, jellies, preserves, and fruit butter that comply with the standard described in Part 150 of Title 21 of the Code of Federal Regulations.

(12) Nut mixes and nut butters.

(13) Popcorn.

(14) Vinegar and mustard.

(15) Roasted coffee and dried tea.

(16) Waffle cones and pizelles.

(c) (1) The State Public Health Officer may add or delete food products to or from the list described in subdivision (b), which shall be known as the approved food products list. Notice of any change to the approved food products list shall be posted on the department's cottage food program Internet Web site, to also be known as the program Internet Web site for purposes of this chapter. Any change to the approved food products list shall become effective 30 days after the notice is posted. The notice shall state the reason for the change, the authority for the change, and the nature of the change. The notice will provide an opportunity for written comment by indicating the address to which to submit the comment and the deadline by which the comment is required to be received by the department. The address to which the comment is to be submitted may be an electronic site. The notice shall allow at least 20 calendar days for comments to be submitted. The department shall consider all comments submitted before the due date. The department may withdraw the proposed change at any time by notification on the program Internet Web site or through notification by other electronic means. The approved food products list described in subdivision (b), and any updates to the list, shall not be subject to the administrative rulemaking requirements of Chapter 3.5 (commencing with Section 11340) of Part 1 of Division 3 of Title 2 of the Government Code.

(2) The State Public Health Officer shall not remove any items from the approved food products list unless the State Public Health Officer also posts information on the program Internet Web site explaining the basis upon which the removed food item has been determined to be potentially hazardous.

114365.6. (a) The State Public Health Officer shall provide technical assistance, and develop, maintain, and deliver

commodity-specific training related to the safe processing and packaging of cottage food products to local enforcement agencies.

(b) Local enforcement agencies may collect a surcharge fee in addition to any permit fees collected for "Class B" cottage food operations. The surcharge fee shall not exceed the reasonable costs that the department incurs through the administration of the training described in subdivision (a) to protect the public health. The surcharge fees collected shall be transmitted to the department in a manner established by the department to be deposited in the Food Safety Fund. The department shall use the surcharge fees only to develop and deliver the training described in subdivision (a) to local enforcement agency personnel on an ongoing basis.

SEC. 14. Section 114390 of the Health and Safety Code is amended to read:

114390. (a) Enforcement officers shall enforce this part and all regulations adopted pursuant to this part.

(b) (1) For purposes of enforcement, any authorized enforcement officer may, during the facility's hours of operation and other reasonable times, enter, inspect, issue citations to, and secure any sample, photographs, or other evidence from a food facility, cottage food operation, or any facility suspected of being a food facility or cottage food operation, or a vehicle transporting food to or from a retail food facility, when the vehicle is stationary at an agricultural inspection station, a border crossing, or at any food facility under the jurisdiction of the enforcement agency, or upon the request of an incident commander.

(2) If a food facility is operating under an HACCP plan, the enforcement officer may, for the purpose of determining compliance with the plan, secure as evidence any documents, or copies of documents, relating to the facility's adherence to the HACCP plan. Inspection may, for the purpose of determining compliance with this part, include any record, file, paper, process, HACCP plan, invoice, or receipt bearing on whether food, equipment, or utensils are in violation of this part.

(c) Notwithstanding subdivision (a), an employee may refuse entry to an enforcement officer who is unable to present official identification showing the enforcement officer's picture and enforcement agency name. In the absence of the identification card, a business card showing the enforcement agency's name plus a picture identification card such as a driver's license shall meet this requirement.

(d) It is a violation of this part for any person to refuse to permit entry or inspection, the taking of samples or other evidence, access to copy any record as authorized by this part, to conceal any samples or evidence, withhold evidence concerning them, or interfere with the performance of the duties of an enforcement officer, including making verbal or physical threats or sexual or discriminatory harassment.

(e) A written report of the inspection shall be made and a copy shall be supplied or mailed to the owner, manager, or operator of the food facility.

SEC. 15. Section 114405 of the Health and Safety Code is amended to read:

114405. (a) A permit may be suspended or revoked by a local enforcement officer for a violation of this part. Any food facility or cottage food operation for which the permit has been suspended shall close and remain closed until the permit has been reinstated. Any food facility or cottage food operation for which the permit has been revoked shall close and remain closed until a new permit has been issued.

(b) Whenever a local enforcement officer finds that a food

facility or cottage food operation is not in compliance with the requirements of this part, a written notice to comply shall be issued to the permitholder. If the permitholder fails to comply, the local enforcement officer shall issue to the permitholder a notice setting forth the acts or omissions with which the permitholder is charged, and informing him or her of a right to a hearing, if requested, to show cause why the permit should not be suspended or revoked. A written request for a hearing shall be made by the permitholder within 15 calendar days after receipt of the notice. A failure to request a hearing within 15 calendar days after receipt of the notice shall be deemed a waiver of the right to a hearing. When circumstances warrant, the hearing officer may order a hearing at any reasonable time within this 15-day period to expedite the permit suspension or revocation process.

(c) The hearing shall be held within 15 calendar days of the receipt of a request for a hearing. Upon written request of the permitholder, the hearing officer may postpone any hearing date, if circumstances warrant the action.

SEC. 16. Section 114409 of the Health and Safety Code is amended to read:

114409. (a) If any imminent health hazard is found, unless the hazard is immediately corrected, an enforcement officer may temporarily suspend the permit and order the food facility or cottage food operation immediately closed.

(b) Whenever a permit is suspended as the result of an imminent health hazard, the enforcement officer shall issue to the permitholder a notice setting forth the acts or omissions with which the permitholder is charged, specifying the pertinent code section, and informing the permitholder of the right to a hearing.

(c) At any time within 15 calendar days after service of a notice pursuant to subdivision (b), the permitholder may request in writing a hearing before a hearing officer to show cause why the permit suspension is not warranted. The hearing shall be held within 15 calendar days of the receipt of a request for a hearing. A failure to request a hearing within 15 calendar days shall be deemed a waiver of the right to a hearing.

SEC. 17. Section 8.5 of this bill incorporates amendments to Section 113789 of the Health and Safety Code proposed by both this bill and Assembly Bill 2297. It shall only become operative if (1) both bills are enacted and become effective on or before January 1, 2013, (2) each bill amends Section 113789 of the Health and Safety Code, and (3) this bill is enacted after Assembly Bill 2297, in which case Section 8 of this bill shall not become operative.

SEC. 18. No reimbursement is required by this act pursuant to Section 6 of Article XIII B of the California Constitution for certain costs that may be incurred by a local agency or school district because, in that regard, this act creates a new crime or infraction, eliminates a crime or infraction, or changes the penalty for a crime or infraction, within the meaning of Section 17556 of the Government Code, or changes the definition of a crime within the meaning of Section 6 of Article XIII B of the California Constitution.

However, if the Commission on State Mandates determines that this act contains other costs mandated by the state, reimbursement to local agencies and school districts for those costs shall be made pursuant to Part 7 (commencing with Section 17500) of Division 4 of Title 2 of the Government Code.



PUBLIC HEARING

Zone Determination No. 2016-01

A request that the Planning Commission determine that sales, rental, and servicing of construction and industrial equipment is a similar and compatible use with other listed uses permitted in the Freeway Overlay Zone.

(Michael Baker International on behalf of King Equipment)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Open the Public Hearing and receive any comments from the public regarding Zone Determination No. 2016-01, and thereafter, close the Public Hearing.
2. Find that sales, rental, and servicing of construction and industrial equipment is substantially similar to and compatible with other similar permitted uses conducted within the Freeway Overlay Zone and that the use will be harmonious with adjoining properties and surrounding uses in the area and therefore will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the community in general.
3. Find that the proposed Zone Determination is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) and 15060(c)(3) of the State of California Guidelines for Implementation of the CEQA (California Code of Regulations, Title 14, Chapter 3), because it will not result in a direct or reasonably foreseeable indirect physical change in the environment and is not a project as defined in Section 15378 of the CEQA Guidelines.
4. Adopt Resolution No. 55-2016, which incorporates the Planning Commission's findings and actions regarding this matter.
5. Approve Zone Determination No. 2016-01, determining that the sales, rental, and servicing of construction and industrial equipment is a similar and compatible use with other principally permitted uses listed in the Freeway Overlay Zone.

BACKGROUND

In March of 2016, Michael Baker International submitted a Zone Determination application on behalf of King Equipment, requesting that the Planning Commission make a determination that the sales, rental, and servicing of construction and industrial equipment within the Freeway Overlay Zone (FOZ) is similar to and compatible with other listed uses permitted in the FOZ. Staff completed a review of the application materials and prepared a written report for presentation to the Planning

Commission, with the recommendation that the zone determination be approved. The Public Hearing related to the Zone Determination No. 2016-01 was published in the local newspaper as required by the State Zoning and Development Laws and by the City's Zoning Regulations

On Thursday, April 7, 2016, the applicant, King Equipment, visited City Hall and stated their desire to formally withdraw the Zone Determination application. The applicant explained that, after careful consideration, it was decided that the proposed site was not the right location for them and they would be seeking other opportunities for expansion of their business. Following that conversation, staff requested the submittal of a written confirmation of the applicant's desire to withdrawal their request (see provided attachment).

At the Planning Commission meeting of April 16, 2016, after opening the Public Hearing, the City Attorney addressed the Planning Commission and informed them that Zone Determination No. 2016-01 had been withdrawn from the Agenda at the request of the Applicant.

Michael Baker International recently resubmitted their original Zone Determination application, on behalf of King Equipment, asking the Planning Commission to once again determine that the sales, rental, and servicing of construction and industrial equipment, within the FOZ, is similar to and compatible with other listed uses already permitted within the FOZ. If approved, King Equipment, and other similar uses would be allowed to establish and operate uses involving the sales, rental, and servicing of construction and industrial equipment within the FOZ.

In accordance with the provisions of the City's Zoning Regulations, specifically Section 155.376, *the FOZ shall be in the nature of an overlay zone. Land classified in the FOZ shall also be classified in one or more underlying zones. The regulations set forth in the FOZ shall be in addition to those regulations set forth in the underlying zone district. In the event of a conflict between the provisions of the FOZ and the provisions of the underlying zoning designation, the provisions of the FOZ shall prevail.* Notwithstanding, Section 155.377 (C)(1) of the City's Zoning Regulations states that any uses that are not identified are prohibited within the FOZ (highlighted for emphasis).

Code Section:	Permitted, Accessory and Conditional Uses
155.377 (C)(1)	<u>Section 155.377</u> (C) Principal Permitted Uses (1) The principal permitted uses, accessory uses and conditional uses permitted in the Freeway Overlay Zone are outlined in the following divisions. <u>Any uses that are not identified in the following divisions are prohibited within the Freeway Overlay Zone.</u>

The sales, rental, and servicing of construction and industrial equipment is not identified as a permitted, accessory, or conditional use within the FOZ; therefore, by omission, such uses are prohibited. Section 155.377 (D)(35), however, allows for similar uses which the Planning Commission, after study and deliberation, finds not to be inconsistent with the purpose of the Freeway Overlay Zone, and which would be similar to the uses listed as permitted uses and would be compatible with those uses.

Code Section:	Permitted, Accessory and Conditional Uses
155.377 (D)(35)	<u>Section 155.377</u> (D) Permitted Uses (35) Other similar uses which the Commission, after study and deliberation, finds not to be inconsistent with the purpose of this section, and which would be similar to the uses listed as permitted uses and would be compatible with those uses.

Code Section:	Permitted, Accessory and Conditional Uses
155.377 (A)	<u>Section 155.377</u> (A) <i>Purpose.</i> The purpose of the Freeway Overlay Zone is to maintain the land uses permitted within the underlying zone districts, while providing parameters to improve the aesthetic and functional characteristics of properties located adjacent to the freeway.

It should be noted that the FOZ was created through Ordinance 932 in February of 2003, which superimposed the Freeway Overlay Zone over certain M-2 (Heavy Manufacturing) properties, specifically those with frontage along Interstate 5. Prior to the creation of the overlay zone, the subject use was listed as a principal permitted use on all M-2 zoned properties with frontage along Interstate 5.

As a result of the aforementioned, the applicant has submitted a Zone Determination request asking the Planning Commission to make a determination that the sales, rental, and servicing of construction and industrial equipment is similar to other uses listed as permitted in the FOZ, and therefore, allow for such uses to be allowed within the FOZ.

ENVIRONMENTAL DOCUMENTS

The proposed Zone Determination is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) and 15060(c)(3) of the State of California Guidelines for Implementation of the CEQA (California Code of Regulations, Title 14, Chapter 3), because it will not result in a direct or reasonably foreseeable indirect physical change in the environment and is not a project as defined in Section 15378 of the CEQA Guidelines. Consequently, no other environmental documents are required by law.

LEGAL NOTICE OF PUBLIC HEARING

This matter was set for Public Hearing in accordance with the requirements of Sections 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.

The legal notice was posted in Santa Fe Springs City Hall, the City Library, and the City's Town Center on December 1, 2016 and published in a newspaper of general circulation (Whittier Daily News) December 1, 2016 as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

COMMISSION'S CONSIDERATIONS**Zone Determination**

As mentioned previously, Section 155.377 (D)(35) of the Zoning Regulations, allows for similar uses which the Planning Commission, after study and deliberation, finds not to be inconsistent with the purpose of the code section, and which would be similar to the uses listed as permitted uses and would be compatible with those uses.

Additionally, the Commission should note that in accordance with Section 155.377 (D)(35) of the City's Zoning Regulations, before approving a Zone Determination, the Commission find that all of the following apply:

- 1) That the subject use is definitely similar to one (1) or more uses permitted in the zone within it is proposed to be located; and
- 2) That the subject use and its operation are compatible with the uses permitted in the zone; and
- 3) That the subject use will not adversely affect persons or property in the zone within which it is proposed to be located, nor in the community in general.

Staff believes that the applicant's request meets the criteria required by Section 155.377 (D)(35) of the City's Zoning Regulations for the approval of a Zone Determination.

The required findings are as follows:

1. **That the subject use is definitely similar to one (1) or more uses permitted in the zone within it is proposed to be located:**

The sales, rental, and servicing of construction and industrial equipment is definitely similar to the following four (4) permitted uses within the Freeway Overlay Zone:

Code Section:	Permitted Uses
155.377 (D)(13)	<u>Section 155.377</u> (D) Permitted Uses (13) Parking, storage, rental, leasing, and sales of boats, recreational trailers and vehicles, mobile homes, office trailers, and automobiles (see also § 155.658);
155.377 (D)(14)	<u>Section 155.377</u> (D) Permitted Uses (14) Truck sales, retail leasing, service, or repair (see also Section 155.657) excluding trucking facilities;
155.377 (D)(20)	<u>Section 155.377</u> (D) Permitted Uses (20) Forklift sales and leasing;
155.377 (D)(21)	<u>Section 155.377</u> (D) Permitted Uses (21) Machinery sales and service (excluding motor vehicles);

The subject use shares many similar characteristics with the abovementioned uses in that they involve the storage, rental, sales, and servicing of various types of vehicles, trucks, trailers, equipment, or machinery. More specifically, the subject use is definitely similar to forklift sales and leasing; since forklifts, scissor lifts and boom lifts make up a significant portion of the construction and industrial equipment utilized by King Equipment.

2. That the subject use and its operation are compatible with the uses permitted in the zone:

The subject use is compatible with uses permitted in the zone as the sales, rental, and servicing of construction and industrial equipment is an industrial use that is not any more intense than the aforementioned permitted uses listed in the preceding finding. The characteristics of the use are definitely similar; with the sole difference being the type of equipment. Furthermore, it is important to note that two similar uses exist within the underlying M-2 Zone in the eastern portion of the City (PDQ Rental on Shoemaker Avenue and H&E Equipment Rental on Rosecrans Avenue).

3. That the subject use will not adversely affect persons or property in the zone within which it is proposed to be located, nor in the community in general.

The operation of the subject use in the Freeway Overlay Zone (FOZ) offers a convenience to their desired clientele, and the community in general, similar to the convenience that RV, office trailers, boats, forklifts, etc., sales, rental, and servicing currently offer in the FOZ. As previously stated, the use is definitely similarly and compatible with, and not potentially more detrimental or obnoxious than other

similar permitted uses in the zone. As such, there are no known reasons to conclude that uses involving sales, rental, and servicing of construction and industrial equipment, will adversely affect persons or property in the zone, or the community in general.

STAFF CONSIDERATIONS

The sales, rental, and servicing of construction and industrial equipment use is only suitable in specific locations, and under certain conditions, in order not to have an adverse impact on persons, property, and sensitive land uses. For the reasons stated within the staff report, staff finds the Freeway Overlay Zone to be a suitable location for the subject use, as it will be compatible with the surrounding properties and will not be detrimental or pose a nuisance risk to persons or property in the immediate vicinity.

Staff is, therefore, recommending approval of Zone Determination No. 2016-01 and adoption of Resolution No. 55-2016, determining that the sales, rental, and servicing of construction and industrial equipment is a similar and compatible use with other listed uses permitted in the FOZ.



Wayne M. Morrell
Director of Planning

Attachments:

1. Resolution No. 55-2016
2. Zoning Map
3. Aerial of 12624 Rosecrans Avenue
4. Conceptual Site Plan
5. Application

RESOLUTION

CITY OF SANTA FE SPRINGS

RESOLUTION NO. 55-2016

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS REGARDING APPROVAL OF ZONE DETERMINATION NO. 2016-01 DETERMINING THAT SALES, RENTAL, AND SERVICING OF CONSTRUCTION AND INDUSTRIAL EQUIPMENT IS A SIMILAR AND COMPATIBLE USE TO OTHER PERMITTED USES IN THE FREEWAY OVERLAY ZONE ("FOZ").

WHEREAS, the City of Santa Fe Springs received a request (Zone Determination No. 2016-01) to determine if the sale, rental, and servicing of construction and industrial equipment is a similar and compatible use with other listed uses permitted in the Freeway Overlay Zone; and

WHEREAS, the Planning Commission held a Public Hearing on this matter on Monday, December 12, 2016 and accepted public comment on Zone Determination No. 2016-01; and

WHEREAS, notice of the public hearing was given as required by law; and

WHEREAS, the Planning Commission has considered the evidence in the record and studied this matter;

NOW, THEREFORE, IT BE RESOLVED THAT THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS DOES HEREBY RESOLVE, DETERMINE, AND ORDERS AS FOLLOWS:

SECTION 1: Following a public hearing noticed and conducted in compliance with all applicable law, and pursuant to all laws applicable to the responsibilities of the Planning Commission with respect to the subject matter hereof, the Planning Commission after study and deliberation, and based upon the information presented determined that uses involving the sale, rental, and servicing of construction and industrial equipment are substantially similar to and compatible with other similar permitted uses conducted within the Freeway Overlay Zone and that such uses will be harmonious with adjoining properties and surrounding uses in the area and therefore will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the community in general.

SECTION 2: The Planning Commission find that the proposed Zone Determination is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) and 15060(c)(3) of the State of California Guidelines for Implementation of the CEQA (California Code of Regulations, Title 14, Chapter 3), because it will not result in a direct or reasonably foreseeable indirect physical change in the environment and is not a project as defined in

Section 15378 of the CEQA Guidelines. Consequently, no other environmental documents are required by law.

SECTION 3: The Commission Secretary shall certify to the adoption of this Resolution.

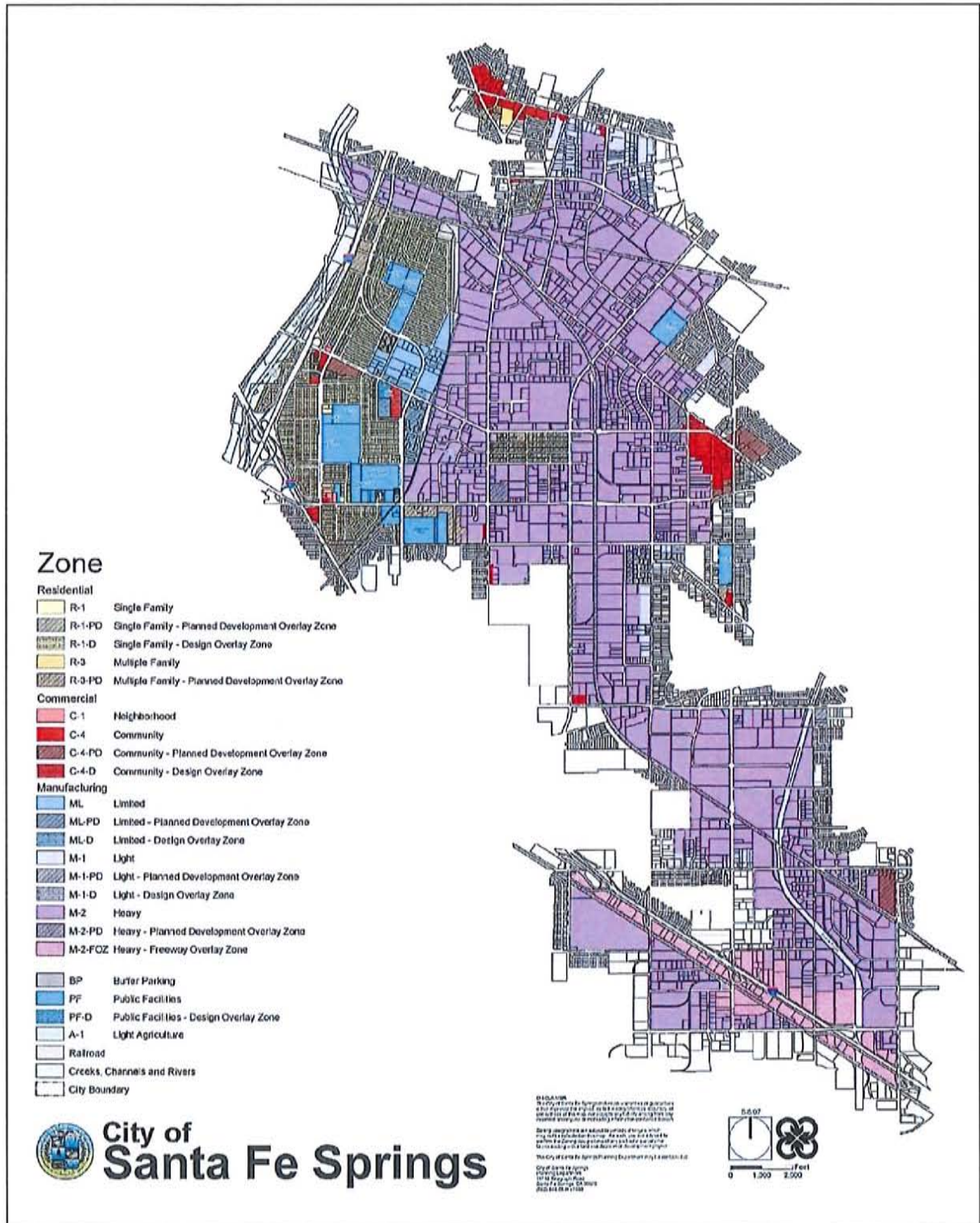
PASSED and ADOPTED this 12th day of December 12, 2016.

Ken Arnold, Chairperson

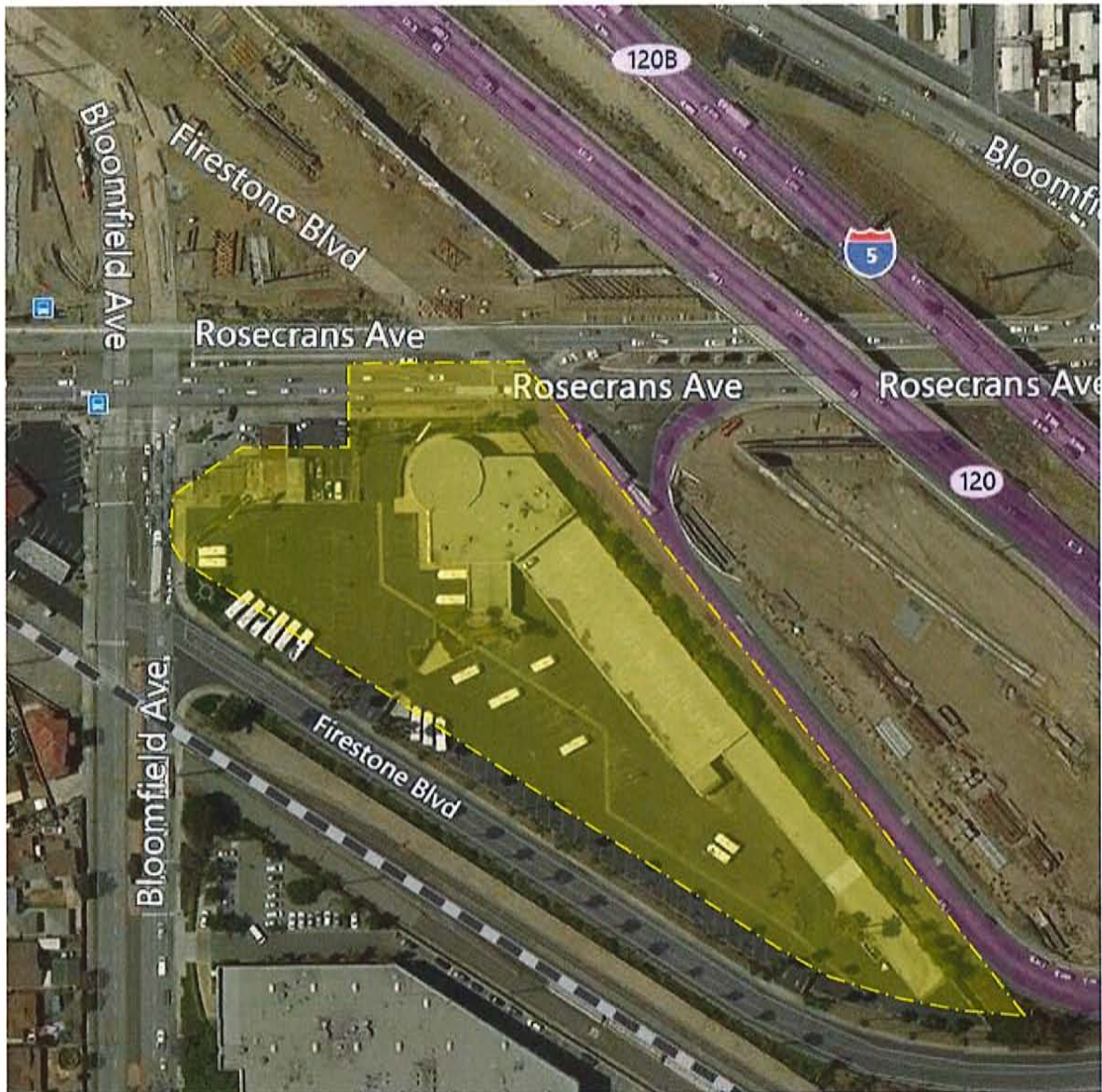
ATTEST:

Teresa Cavallo, Planning Secretary

ZONING MAP



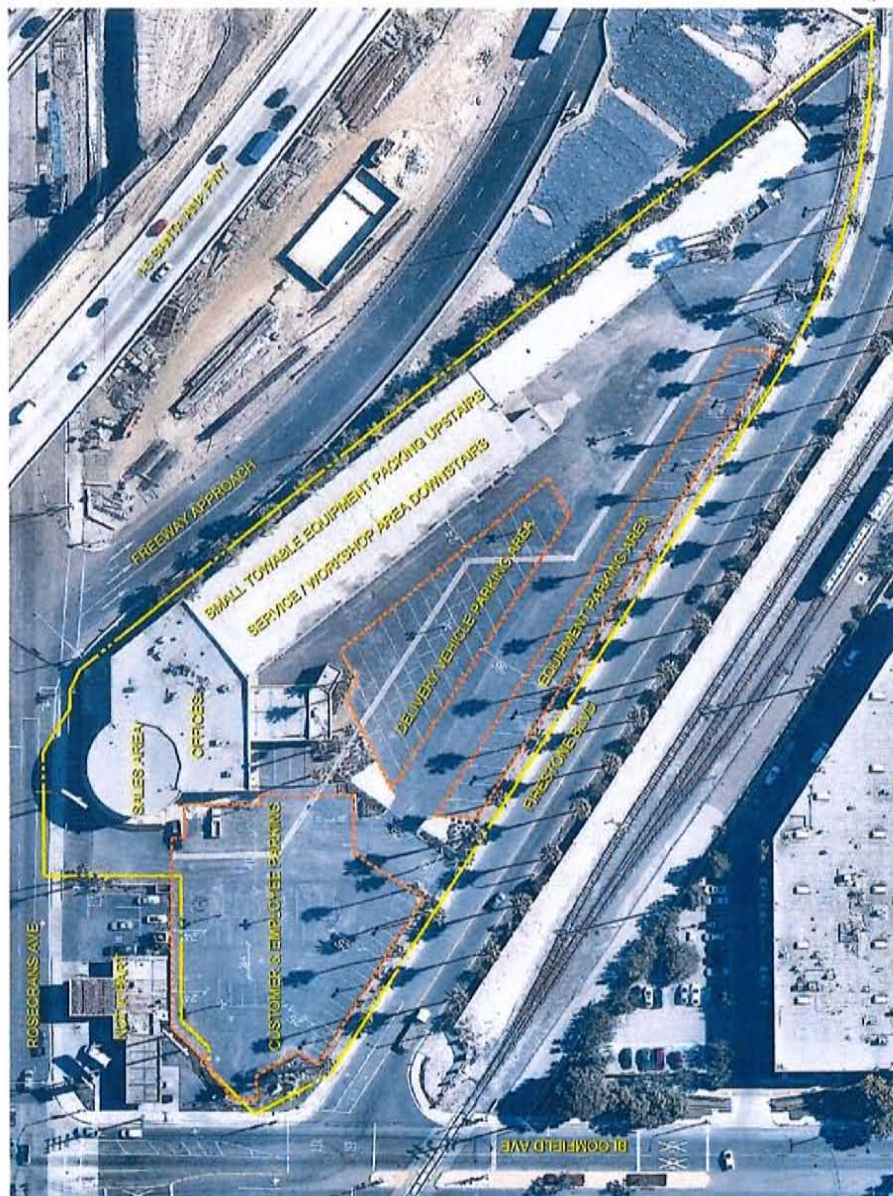
AERIAL



**Zone Determination No. 2016-01
Michael Baker International on behalf of King Equipment
12624 Rosecrans Avenue**



CONCEPTUAL SITE PLAN



120274 ROSECRANS AVE, SANTA FE SPRING, CA 90670
King Equipment Site Plan
3/24/2016 Draft

Michael Baker
INTERNATIONAL

APPLICATION

**PETITION FOR DETERMINATION OF ZONE CLASSIFICATION**

The Zoning Ordinance provides that the Planning Commission, after study and deliberation, can determine that certain uses are similar to, and compatible with, uses listed in a particular zone, and, therefore, can be permitted in that zone. However, the Commission must find that all of the following apply:

1. That the subject use is definitely similar to one (1) or more uses permitted in the zone within which it is proposed to be located; and
2. That the subject use and its operation are compatible with the uses permitted in the zone; and
3. That the subject use will not adversely affect persons or property in the zone within which it is proposed to be located, nor in the community in general.

The purpose of the following questions is to aid the Commission in the studying of the nature and type of use involved in this request.

1. Use for which Zone Classification is requested: _____

M-2-FOZ Heavy - Freeway Overlay Zone

2. Describe in detail the nature of the use, the materials, equipment and operations involved: The site will be used for the sale and rental of construction and industrial equipment with other uses including service and maintenance, washing, and delivery of this equipment. All servicing will be performed inside the service garage and the washing will be done on a self contained wash rack which recycles its water. Deliveries will be made using our fleet of delivery trucks entering and exiting the site via Firestone. The primary hours of public operations are from 7 AM to 6 PM with limited operations continuing throughout the full 24 hour daily cycle with service operations continuing up until 10 PM and limited pickup and delivery of equipment through the night.

3. Check the primary operation involved:

☐ retail sales	☐ manufacturing
☐ wholesale sales	☐ servicing operation
☐ warehouse	☐ open-air storage
☒ other (specify) <u>For sales and rental with support servicing.</u>	

4. Approximate size of building: 56,000 sq. ft. of existing buildings
5. Give approximate percentages of total floor area devoted to the following:
- | | |
|--|---|
| <u>46</u> % offices | <u> </u> % assembly or fabrication |
| <u>14</u> % sales area and display | <u>5</u> % storage of parts |
| <u> </u> % compounding or production of materials | <u>35</u> % other - shop/garage |
6. Approximate number of employees: 40 (with 8 primarily in the field)
7. List major items of machinery or equipment along with capacity or rating of each:
The available equipment includes a variety of forklifts, manlifts, towable equipment (generators, compressors, welders, light towers, etc.), backhoes, skid steer loaders and small excavators.
8. Does the use involve: X new products X used products
9. Are the products produced from:
- raw materials X previously-prepared products
10. Check the appropriate operations involved:
- | | |
|--|---|
| <u> </u> compounding | <u> </u> painting |
| <u> </u> blending | <u> </u> assembly |
| <u> </u> processing | <u> </u> packaging |
| <u> </u> treating or conditioning | <u> X </u> other (Sales, rentals and servicing) |
11. Are operations involved which would produce noise or vibrations that would be apparent on adjoining properties? Yes, noise.
- Describe: Diesel engines and back up alarms.
12. Are all operations which produce smoke, fumes or odors in compliance with the latest South Coast Air Quality Management District regulations? Yes
13. Does the use involve storage of explosives or flammable liquids? Yes
- Type: Gasoline, Diesel, assorted aerosols
- Quantity: Gasoline under 100 gallons, Diesel 2000-3000 gallons (Con Vault)

Do any of the processes involve: No

☐ steam or gases under pressure
☐ sandblasting
☐ radioactive materials

15. What type of industrial wastes or effluent are produced by the operations? Used engine oil, contaminated fuel, waste coolant, used oil and fuel filters, used absorbent (dry sweep) with the disposal of these products by a licensed service meeting all governmental requirements.

Name of person or firm filing this application: Mike Erickson of Michael Baker International representing King Equipment.

Mailing Address: 14725 Alton Parkway, Irvine, CA 92618

Phone: (949) 855-5744

Does your firm have an operation at the present time similar to the one requested? If so, please provide the following information:

Name of Company: King Equipment

Address: 1080 E. Ontario Blvd., Ontario, CA 91761

Name of Person Who Might Be Contacted for Information: Ernie Quljada

Phone: (909) 986-5300

Is there an operation similar to the one requested in the Los Angeles area? If so, please provide the following information:

Name of Company: Ahern Rentals

Address: 16930 Valley View Avenue, La Mirada, CA

Name of Person Who Might Be Contacted for Information: _____

Phone: (562) 697-3700

Michael Baker
INTERNATIONAL

We Make a Difference

March 25, 2016

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

Subject: 12624 Rosecrans Zoning Determination

Dear Mr. Morrell:

This submittal is being made to request a Zoning Determination for King Equipment's use of the existing buildings and associated improvements at 12624 Rosecrans Avenue for the sales, rental and servicing of construction and industrial equipment. As discussed, it is requested that this matter be considered at the April 11th Planning Commission meeting as we are looking forward to commencing operations in Santa Fe Springs as soon as possible.

The proposed use of the subject site is for the sale and rental of construction and industrial equipment as well as for associated supporting functions, specifically including service and maintenance of the subject equipment. The operational characteristics for this use are described in more detail in Attachment 1 and a Site Plan is also attached showing how the existing buildings and site improvements will be utilized for the proposed use.

The subject site, is located near the intersection of Rosecrans Avenue and Firestone Boulevard and adjacent to the Santa Ana Freeway (I-5). The parcel is located within the, "Heavy-Freeway Overlay Zone" (M-2-FOZ), which has a underlying designation of being a, "Heavy Manufacturing Zone" (M-2) with the requested Zoning Determination being based on the proposed use's consistency with the M-2-FOZ zoning. In the listing of Permitted Uses for the M-2-FOZ zoning (Section 155.377), the specific listing most consistent with the proposed use is: (20) "forklift sales and leasing" since forklifts, scissor lifts and boom lifts make up a significant portion of the construction and industrial equipment to be provided by King Equipment. Furthermore, the range of equipment to be provided through the proposed use is of a similar nature to the permitted uses of (14) truck sales, leasing and service as well as (21) machinery sales and service. Finally, it is important to recognize that two other similar uses exist within the M-2 zone (the

MTAKERINTL.COM

14725 Alton Parkway | Irvine, CA 92618
Office: 494.472.3505 | Fax: 949.472.8373

Mr. Wayne Morrell, City of Santa Fe Springs
March 25, 2016
Page 2

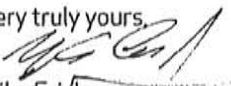
underlying zoning category) in the eastern portion of the City of Santa Fe Springs (1. PDQ Rentals on Shoemaker Avenue, and 2. H & E Equipment on Rosecrans). Therefore, it would appear quite clear that the finding can be made that the proposed use of the subject site is consistent with permitted uses in the M-2-FOZ zoning designation. Furthermore, as a point of reference, it should be noted that the two similar uses in La Mirada are located within an area designated as Industrial (M-2) zoning, whose list of Permitted Uses is generally similar to the Permitted Uses listed in Santa Fe Spring's M-2 zoning. One difference, however, is that the La Mirada zoning includes a Permitted Use that specifically allows for, "Equipment rental, sales and repair".

A detailed assessment of the relationship of the proposed project/use has not been included in this submittal package since no significant changes are proposed to the existing buildings or to the physical site improvements (see attached Site Plan indicating how the existing site will be utilized for the proposed use) that would affect previously considered standards relative to criteria regarding site coverage, setbacks, landscaping or design standards designated for this zoning category.

Section 155.480 of the Zoning was reviewed relative to the determination of the parking requirements for the proposed use. While there were two use categories that were somewhat applicable to the proposed use (Commercial Use Category 1 and Industrial use Category 1), they did not seem appropriate when considering the operational characteristics of the proposed use, so a conservative demand assessment was prepared to determine the adequacy of the 45 parking spaces proposed for employees and customers. As indicated in the attached discussion of the operational characteristics, the peak number of the on-site employees that could be present on site at any one time would be 32 and the average number of customers visiting the site per day would be six. Therefore, the peak parking demand in a worst-case scenario would be 38, which is well within the number of parking spaces that are being provided. Therefore, it is anticipated that the amount of employee/customer parking would clearly be sufficient.

Again, this package is submitted with the intent of having the Zoning Determination before the Planning Commission at their April 11 meeting. To that end, we would be happy to answer any questions promptly this submittal or let us know if there is any additional information needed in order to meet our goal.

Very truly yours,



Mike Erickson
Senior Associate
Michael Baker International

*We Make a Difference*

Attachment 1 Operational Characteristics of the Proposed Project

King Equipment is a minority owned Southern California equipment dealer specializing in construction equipment. King Equipment services customers in industrial and commercial markets, with emphasis on construction trades, convention services, public utility providers and municipalities.

King Equipment handles boom lifts, scissor lifts, fork lifts, generators, air compressors, smaller types of excavation equipment, compaction equipment, utility carts, welding, lighting and other specialty products that its customers require. It should be noted that the majority of interaction with the customers is done either on-line or via phone and, therefore, there are relatively few customer visits to this site. It is anticipated that, on average, there would be six customer's coming to the site per day.

It is anticipated that the proposed use on this site will utilize the existing building and site layout without requiring any significant physical changes.

King Equipment would use the project site for the sale and rental of non-highway licensed equipment, along with support operations such as office dispatching, parts and supply storage and service and maintenance. King Equipment's inventory would be located as shown on the accompanying site plan. As indicated on the Site Plan, the employee and customer parking is provided in the northwesterly portion of the site. The existing layout of these parking spaces is proposed to be retained, which provides parking for 45 vehicles.

Service and maintenance activities would be limited to inventory handled by King Equipment and those services would not be offered to members of the public. Because King Equipment's business is account based, most of its inventory is delivered to customers at other locations, so there would be little customer activity at the project site.

King Equipment would employ 40 employees and would maintain business hours from 7:00 a.m. to 6:00 p.m. Monday through Friday, with its service personnel being present generally between 3:30 p.m. and 10:00 p.m. Monday through Friday and half a day on Saturday. Pickup and delivery of equipment would occur throughout the day daily and, to a lesser extent, would also occur on weekdays between 10:00 p.m. and 4:00 a.m.

Five trucks with lowboy trailers would operate from the project site, delivering inventory to King Equipment's customers. Three of these trucks would be parked at the property only at night and

five of these trucks would be parked at the property only between late Saturday afternoon and Sunday evening. Otherwise, these trucks would be picking up and delivering inventory. The delivery trucks will enter and exit the site via Firestone Boulevard.

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PUBLIC HEARING

Amendment of Conditional Use Permit Case No. 524 and Environmental Documents

ACUP 524: A request for approval to allow chipping, grinding, and the collection of small-volume Construction, Demolition, and Inert Debris (CDI) materials as part of the existing green-waste transfer facility activities; and *Environmental Documents*: A request for approval of the proposed Negative Declaration related to the proposed project, located at 12815 Imperial Highway, in the M-2, Heavy Manufacturing, Zone. (Greencycle)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Open the Public Hearing and receive any comments from the public regarding Amendment of Conditional Use Permit Case No. 524 and related Environmental Documents, thereafter, close the Public Hearing; and
2. Find that the applicant's request meets the criteria set forth in §155.716 of the Zoning Regulations, for the granting of a Conditional Use Permit; and
3. Find that the proposed chipping, grinding, and collection of CDI materials as part of the existing green-waste transfer facility activities, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and therefore will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general; and
4. Approve and adopt the proposed Negative Declaration which, based on the findings of the Initial Study, indicates that there is no substantial evidence that the proposed project will have a significant adverse effect on the environment; and
5. Require that Conditional Use Permit Case No. 524, be subject to a compliance review in one (1) year, on or before December 12, 2017, to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

BACKGROUND/LOCATION

The subject green-waste transfer facility, located at 12815 Imperial Highway, is an oddly configured lot, measuring approximately 1.7-acres, with access by means of

a 55-foot-wide road easement extending approximately 600 feet northward from Imperial Highway. Other industrial properties surround the subject site on all sides, some of which share said roadway easement.

The Planning Commission, at its meeting of November 13, 1995, initially approved Conditional Use Permit (CUP) Case No. 524 to allow the establishment, operation and maintenance of a green-waste transfer facility on the subject property. The original CUP was granted to TransPacific Environmental, Inc. but the company has changed its name several times since. In 1998, the company name was changed to TransPacific Enviro and then again in 2002 to GreenCycle. Today, it is still recognized as GreenCycle.

The original CUP essentially allowed the receiving and temporary stockpiling of green-waste (garden clipping, tree trimmings, etc.) for containerization and shipment to a green-waste chipping and grinding plant in the City of Chino. In other words, chipping, processing, or similar grinding of green-waste could not occur on-site.

It is important to note that prior to the approval of CUP Case No. 524, the subject site was formerly occupied by United Pacific, a firm that conducted green-waste recycling along with a chipping and grinding component. Unfortunately, because the older grinding machines could not properly contain the chipped materials, there was a tendency for materials to become airborne during windy conditions. In fact, debris sometimes flew over to the westerly neighbor's yard. This history, however, resulted in chipping and grinding being expressly prohibited within CUP 524.

Operational Characteristics:

The facility currently functions as a green-waste receiving and transfer station for local landscapers, tree trimmers, private residents, school districts and area municipalities, including the cities of Norwalk, Whittier and Santa Fe Springs. Truckloads of green-waste (typically tree and shrubbery) are inspected and weighed on the seventy-foot ground scale at the front of the property's entrance. Customers are then directed to the rear of the property where the loads are dumped and segregated according to product size. For example, tree trimmings that are not processed through a wood chipper on one pile and processed bulk materials on another pile. Daily volumes range from 100-135 tons. In translation, the maximum permitted capacity is 25 tons per day (TPD) of CDI material and 200 TPD for green waste materials. The number of trucks that will be required to meet this capacity is over four trucks (assuming seven tons per truck) for CDI and approximately 29 trucks for green waste. The actual estimated throughput for the green waste material is between 80 to 95 TPD and the actual estimated throughput for the CDI material is between 8 to 14 TPD.

The sorted materials are then re-loaded into long-haul trailers and delivered to area landfills where the materials are utilized as alternate daily cover for refuse in place of dirt. Bulk materials are similarly re-loaded into long-haul trailers and delivered to processing sites in the Chino area where they are recycled into value-added products (mulch, seed cover, and composted topsoil) for the fertilizer industries. Typically, all materials received at the facility are sorted and subsequently shipped out to agricultural and commercial horticultural markets within 24-36 hours.

Regulatory Oversight:

The green-waste transfer facility is regularly inspected by such regulatory agencies as South Coast Air Quality Management District, The Los Angeles County Department of Health Services (Solid Waste Division), CalRecycle, and the City of Santa Fe Springs Fire Department (Environmental Services Division).

REQUEST

With today's technology, there has been significant enhancements made to improve the performance of the archaic grinding machines of the past. Newer models are not only more energy efficient and quite, they are also designed to fully contain the chipped materials so they do not become airborne. Because of these technological advancements, the applicant is requesting to bring back the chipping and grinding component as part of the green-waste transfer facility activities that already occur on the subject property.

In addition, to allow the chipping and grinding operations, Greencycle is requesting to be recognized as a small-volume generator of Construction, Demolition, and Inert Debris (CDI) materials. Greencycle takes the initiative to sort through incoming green-waste for materials such as metal, dirt, rock, concrete, and clean wood in order to ensure maximum diversion from area landfills. A CDI materials use will require a separate permit from the Los Angeles County Public Health Department. Greencycle will be restricted to receive no more than 25 tons of CDI materials per day with quarterly, unannounced, inspections of the facility.

HOURS OF OPERATIONS

Monday – Friday: 6:30 am – 5:00 pm

Saturday: 7:00 am -5:00 pm

Sunday: Closed

ZONING CODE REQUIREMENT

The procedures set forth in Section 155.243 (C) of the Zoning Regulations, states that salvage, reclamation, recycling, wrecking, storage and disposal activities shall be allowed only after a valid conditional use permit has first been obtained.

Code Section:	Conditional Uses
155.243 (C)	<u>Section 155.243</u> The following uses shall be permitted in the M-2 Zone only after a valid conditional use permit has first been issued: (C) Salvage, reclamation, recycling, wrecking, storage and disposal activities

STREETS AND HIGHWAYS

The subject property is located approximately 600 feet north of Imperial Highway, a designated "Major Highway" within the Circulation Element of the City's General Plan. Imperial Highway is developed to its full street width of 100 feet.

ZONING AND LAND USE

The subject property is zoned M-2 (Heavy Manufacturing). The property has a General Plan Land Use designation of Industrial.

The zoning, General Plan and land use of the surrounding properties are as follows:

<i>Direction</i>	<i>Zoning District</i>	<i>General Plan</i>	<i>Land Use</i>
North	M-2, Heavy Manufacturing	Industrial	12767 Imperial Highway – Sika Corporation (Specialty Chemical Products) 12827 Imperial Highway – Reinhold Industries, Inc. (Composite Component Manufacturer)
South	M-2, Heavy Manufacturing	Industrial	12211 Greenstone Avenue – Williams Scotsman (Mobile Trailer Storage)
East	M-2, Heavy Manufacturing	Industrial	12311 Greenstone Avenue – Robertson's Ready Mix (Ready Mix Concrete Supplier)
West	M-2, Heavy Manufacturing	Industrial	12771 Imperial Highway – J.A. Placek Construction Co. (General Contractor)

ENVIRONMENTAL DOCUMENT

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

LEGAL NOTICE OF PUBLIC HEARING

This matter was set for Public Hearing in accordance with the requirements of Sections 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 the proposed use was sent by first class mail 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 subject property on December 1, 2016. The legal notice was also posted in Santa Fe Springs City Hall, the City Library, and Town Center and published in a newspaper of general circulation (Whittier Daily News) on December 1, 2016, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

As of date of this report, staff has not received any comments and/or inquiries regarding the subject CUP Amendment.

COMMISSION'S CONSIDERATIONS

As mentioned previously, Section 155.243 (C) of the Zoning Regulations, states that salvage, reclamation, recycling, wrecking, storage and disposal activities shall be allowed only after a valid conditional use permit has first been obtained.

Additionally, the Commission should note that in accordance with Section 155.716 of the City's Zoning Regulations, before granting a Conditional Use Permit, the Commission shall:

- 1) 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; and
- 2) Give due consideration to the appearance of any proposed structure and may require revised architectural treatment if deemed necessary to preserve the general appearance and welfare of the community.

Staff believes that the applicant's request meets the criteria required by Section 155.716 of the City's Zoning Ordinance for the granting of a Conditional Use Permit.

The reasons for the findings are as follows:

1. **That the proposed changes to the subject green-waste receiving and transfer facility use will not be detrimental to persons or property in the immediate vicinity for the following reasons:**

The subject site is located within the M-2 (Heavy Manufacturing) Zone and also has a General Plan land use designation of Industrial. A green-waste receiving and transfer use is consistent with the current zoning and land use

designation. Additionally, the project site is generally surrounded by manufacturing and construction uses which is similar to and compatible with the green-waste transfer facility use.

As mentioned previously, today's technology has significantly improved the performance of the archaic grinding machines of the past. The newer models are not only more energy efficient and quite, they are also designed to fully contain the chipped materials so they do not become airborne. Nevertheless, as a good neighborly gesture, it should be noted that the applicant has already installed a 150' foot long, 15' high fence screen along the westerly property line to serve as a barrier between the two properties. Moreover, the applicant has surveyed all surrounding property owners and has even obtained signatures from everyone to certify that they do not have any objections to the additional chipping, grinding, and CDI use.

Therefore, if conducted in strict compliance with the conditions of approval and the City's Zoning Regulations, staff finds that the proposed changes to the subject green-waste transfer facility use will be harmonious with adjoining properties and surrounding uses in the area and, therefore, will not be detrimental to persons or property in the immediate vicinity.

- 2. That the existing green-waste transfer facility use along with the chipping, grinding, and CDI collection activities, has been designed to preserve the general appearance and welfare of the community for the following reasons:**

The requested changes only relate to the green-waste operations. No exterior modifications to the existing building or parking area are proposed. The applicant has also obtained signatures from the adjacent property owners, acknowledging that they have no complaints regarding the amended activities. Additionally, day-to-day functions of the existing use and the grinding machine will be enclosed by similar uses and completely hidden from street view. Furthermore, the materials are sorted and separated, thus the site is kept in a neat and orderly manner. Staff therefore finds that, since the site characteristics will remain practically unchanged, the general appearance and welfare of the community will continue to be preserved.

STAFF REMARKS

The Zoning Regulations require the granting of a conditional use permit for recycling operations primarily because of the tendency of such uses to be conducted substantially outdoors with resulting visual, litter or other undesirable effects.

To help mitigate undesirable effects, the operation is limited to receiving and temporary stockpiling (72 hours maximum) green-waste materials for shipment. In addition, green-waste capacity is small, and the storage area is restricted to a specific stockpiling area. To ensure proper ongoing property maintenance, a sweeping and green-waste material pick-up program is in place for the subject property and along the access easement road.

It is Staff's opinion that, if the green-waste facility along with new chipping, grinding, and CDI collection activities continues to be conducted in strict compliance with the conditions of approval, then continuation of the use will remain compatible with the surrounding development and will not pose a nuisance risk to the public or the environment. Staff is, therefore, recommending approval of the request to amend Conditional Use Permit Case No. 524, subject to a compliance review in one-year to ensure that the use is still operating in strict compliance with the Conditions of Approval as contained within this staff report.

CONDITIONS OF APPROVAL

NOTE: Changes to existing conditions are provided as a strike-through and/or bold.

WASTE MANAGEMENT:

(Contact: Teresa Cavallo 562.868.0511 x7309)

- 1. That the applicant shall not knowingly transport loads containing more than 10% residue.**
- 2. That the applicant 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**
- 3. That the applicant 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 #2**

4. That the applicant shall comply with Section 50.51 of the Municipal Code which prohibits any business or residents from contracting any solid waste disposal company that does not hold a current permit from the City.

PLANNING AND DEVELOPMENT DEPARTMENT:
(Contact: Vince Velasco 562.868-0511 x7353)

5. ~~That the cracked and broken swale/ribbon gutter shall be replaced no later than ninety (90) days from the date of approval by the Planning Commission. Applicant/owner shall notify Staff either by e-mail, telephonically or by mail, upon the replacement of the swale/ribbon gutter.~~
6. That the applicant shall continue to maintain the street and easement road monitoring, sweeping and green-waste material pick-up program for the clean-up of any leaves, branches or related green-waste material spilled or scattered upon any adjacent public street or easement road by vehicles visiting the subject site/operation.
7. That all green-waste material shall continue to be stored within the ~~canopy~~ **designated bunker** area only, with material height restricted to twelve (12) feet above ground level; said stockpiling area shall be located as shown on the site plan prepared by the applicant and on file with this case. No portion of the required off-street parking and loading areas shall be used for green-waste material storage, equipment storage or similar activities at any time.
8. ~~That no chipping, processing or similar green-waste rendering operations shall be allowed on the subject site at any time.~~
9. That the 9-foot wide x 20-foot wide area located directly south of the existing fire hydrant on the subject site shall continue to be restricted for emergency vehicle use only; said restricted parking area shall remain painted, and a sign posted adjacent to the hydrant, to demarcate/identify the area as a "No Parking At Any Time" zone, shall be continually maintained. **Specific sign language shall be determined by the Fire Department.**
10. That all future fences, walls, gates and similar improvements for the proposed use shall be subject to the prior approval of the Fire Department and the Department of Planning and Development.
11. That the City reserves the right to impose, at any time during the term of this Permit, a Traffic Congestion and Street Maintenance Impact Fee to help offset

congestion or street damage costs related to or resulting from the subject operation. The Director of Public Works/Engineering shall determine when such fees shall be necessary, and the amount of the offset fee.

12. That ~~Reconsideration of Conditional Use Permit Case No. 524, as amended,~~ shall be **subject to a compliance review in five one (15) years, until February 13, 2012 December 12, 2017, to ensure the subject direct transfer use is still operating in strict compliance with the conditions of approval as stated in the staff report.** Approximately three (3) months before ~~February 13, 2012 December 12, 2017,~~ the applicant/owner and/or the then operator or owner 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.
13. That ~~Reconsideration of Conditional Uses Permit Case No. 524 shall not be effective for any purpose until the applicant/owner of the property have filed with the City of Santa Fe Springs an affidavit stating he/she is aware of and agree to accept all of the required conditions of approval. The affidavit shall be submitted to the Department of Planning and Development within thirty (30) days of receipt of the approval letter from the Director of Planning and Development.~~
14. It is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse.
15. That the existing 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 existing landscaped areas. Said plan shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).
16. That the existing office trailer along the southeast portion of the subject property be transformed into a permanent, non-portable, structure that is architecturally compatible to the existing structures on-site. Improvements may include, but not limited to, re-cladding, the removal

of truck wheels, concrete base, etc. Additionally, said improvements shall be completed on or before November 14, 2017.

17. That all metal siding on the existing canopy along the northeast corner of the subject property shall be removed and thereafter the canopy shall be painted to match the existing building on or before, November 14, 2017.
18. That the subject grinding operations shall operate within the noise limitations established within Section 155.424 of the City's Zoning Regulations.
19. That the portable grinder shall be parked in the designated area indicated on the provided site plan, north of the existing building, when not in use.
20. That the applicant, Greencycle, shall obtain all necessary permits and approvals and thereafter comply with all regulations enforced by the Law Enforcement Agency (LEA) and the County of Los Angeles Public Health Department in regards to a Chipping, Grinding, and Small-Volume Construction and Demolition/Inert Debris Processing Operation.
21. That the Department of Planning and Development shall review and approve all new sign proposals for the development prior to installation. 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 a minimum 11" x 17" size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City.
22. That the development shall otherwise be substantially in accordance with the site plan, submitted by the owner and on file with the case.
23. That a minimum of 17 parking stalls shall be continually provided and maintained at all times. All parking areas shall be legibly marked off on the pavement, showing the required parking spaces.
24. That the applicant understands if changes to the original plans (submitted and on file with the subject case) are required during construction, revised plans must be provided to the planning department for review and approval prior to the implementation of such

changes. Please note that certain changes may also require approvals from other departments.

25. That the applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054.
26. That the applicant, Greencycle 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 any actions or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the applicant of such claim, action or proceeding, and shall cooperate fully in the defense thereof.
27. 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 may refer the conditional 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 subject conditional use permit.
28. 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.


Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Site Plan
3. Amendment Request Letter
4. Consent from Surrounding Property Owners
5. Public Hearing Notification 500' Radius Map
6. Public Hearing Notices
7. Initial Study/Negative Declaration (previously delivered to PC on 10/26/16)
8. Response to Comments Section (Addendum to IS/ND)

Aerial Photograph



CITY OF SANTA FE SPRINGS



CONDITIONAL USE PERMIT CASE NO. 524



12815 Imperial Highway
(Applicant: Greencycle)

Report Submitted By: Vince Velasco
Planning and Development Dept.

Date of Report: December 7, 2016

[illegible]

Amendment Request Letter

ATTACHMENT C

GreenCycle respectfully submits to the Santa Fe Springs Department of Planning and Development and the City Planning Commission the following Requested Amendments to our existing Conditional Use Permit for your review and consideration:

REQUEST

That the current C.U.P. be amended to provide that applicant be recognized and approved to process wood/green waste on premises utilizing equipment capable of shredding and size reduction and further that the preferred machinery should be a horizontal feed shredder, and not a rotating tub-grinder that is fed material from the top and, therefore, susceptible of ejecting debris a considerable distance upon emptying. Applicant is currently processing through such a horizontal feed unit and has purchased a new and improved replacement unit for delivery the first week of February, 2016. A picture and description of that newly purchased machine have been attached hereto for your review and consideration and contrasted with the less desirable tub-grinder.

REQUEST

That the current C.U.P. be amended to provide that applicant be recognized and approved as a small volume generator of Construction/Demolition/Inert Debris as defined in Section 17383.4 CCR.

Consent from Surrounding Property Owners



DECLARATION

TO: CITY OF SANTA FE SPRINGS
Department of Planning and Development
11710 Telegraph Road
Santa Fe Springs, CA 90670

RE: GREENCYCLE
Conditional Use Permit Case No. 524
Compliance Review

We, the undersigned, are the Presidents, Directors, Principals, and/or Managers of the respective M2 properties identified below which entirely surround the subject property, and respectively herewith, submit the following Declaration of Support on behalf of Greencycle based upon our collective personal knowledge, information and belief, as well as the general reputation of Greencycle and associated management in our community over the last several decades.

It is our understanding that Greencycle receives wood/green waste from a myriad of small "mom and pop" businesses performing tree trimming and landscaping services in and around the Santa Fe Springs area as well as hundreds of residents from Santa Fe Springs itself. Additionally, material is transported to the facility by several commercial contractors working in over three counties and dozens of adjacent municipalities.

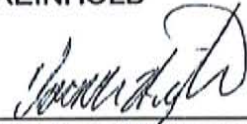
We are further aware that the materials are processed almost exclusively in the early evening hours after closing and that the resulting mulch is shipped offsite to composting and bagging operations that service the agricultural and commercial markets of California. Clean wood and fresh green

Consent from Surrounding Property Owners (Cont.)

waste are the principal feedstock; green waste originating from residential curbside pickup is specifically excluded due to odor concerns

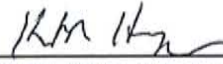
The facility and street access from Imperial Highway are maintained in a cleanly and sanitary manner with regular street sweeping performed with company-owned equipment. Issues pertaining to our collective interests are discussed and expeditiously resolved. We express no complaints whatsoever with Greencycle regarding their chipping/grinding of wood/green waste, and specifically, to any noise, odor, dust, or other similar environmental issues.

REINHOLD



Clarence Hightower
President & C.E.O.
Date: 2/22/16

SIKA



Kenneth R. Haage
Director of Operations
Date: 2/19/16

J.A. PLACEK CONST. CO.



James A. Placek
President
Date: 2/23/16

ROBERTSON'S

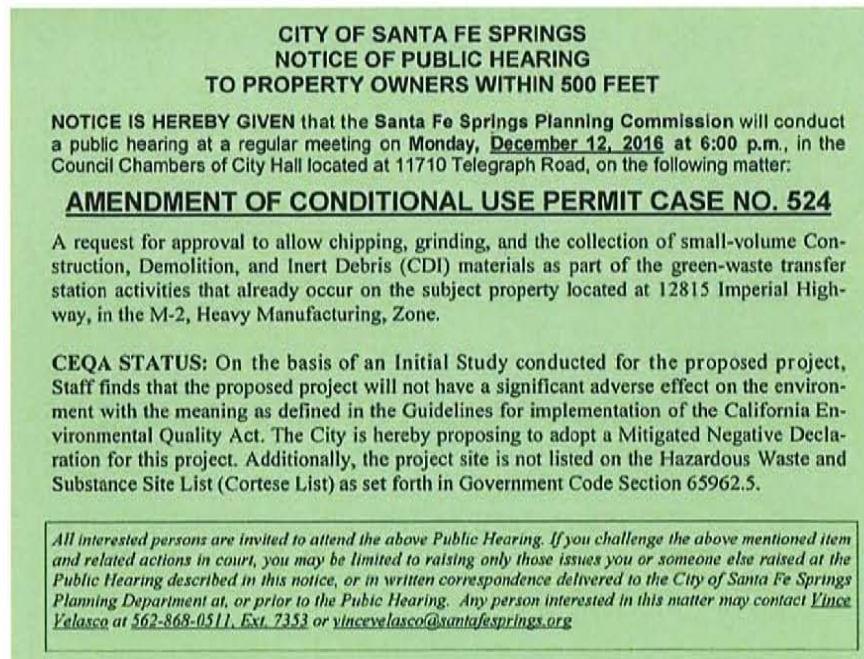
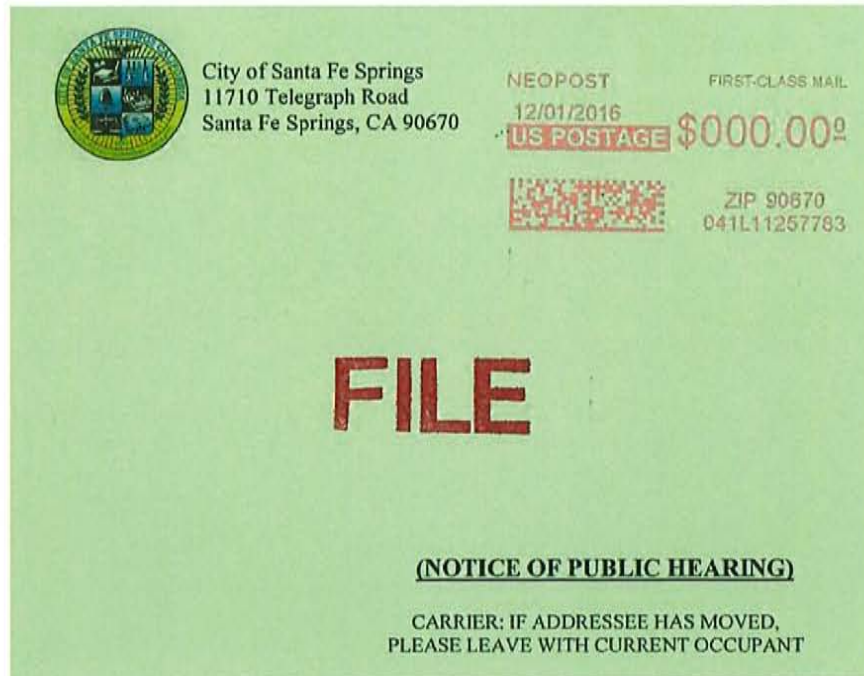


John Dominguez
Plant Manager
Date: 02-19-16

WILLIAMS SCOTSMAN

 2/23/16

Joe Adamczyk
Branch Operations Leader/Los Angeles
Date:

Public Hearing Notices



EXECUTIVE SUMMARY INITIAL STUDY AND NEGATIVE DECLARATION

GREENCYCLE AMENDMENT OF CONDITIONAL USE PERMIT (ACUP) No. 524 12815 IMPERIAL HIGHWAY SANTA FE SPRINGS, CALIFORNIA



LEAD AGENCY:

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

REPORT PREPARED BY:

**BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING
16388 E. COLIMA ROAD, SUITE 206J
HACIENDA HEIGHTS, CALIFORNIA 91745**

OCTOBER 5, 2016

SFSP 040



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1. INTRODUCTION

Greencycle, a green waste receiving and transferring facility located in the City of Santa Fe Springs, is seeking approval of an Amendment to the existing Conditional Use Permit (CUP Case No. 524) to allow for the on-site chipping and grinding of green waste, and the processing of construction, demolition, and other inert materials (CDI). The address of Greencycle is 12815 Imperial Highway, located in between Bloomfield Avenue and Shoemaker Avenue.

CUP Case No. 524 was originally approved by the City of Santa Fe Springs Planning Commission in 1995 and permitted the receiving and temporary stockpiling of green waste (garden clippings, tree trimmings, etc.) for containerization and shipment to an off-site green waste chipping and grinding plant. Chipping and grinding of green waste was prohibited within CUP 524. The approval of the CUP Amendment will allow Greencycle to conduct chipping and grinding operations on-site.

In addition to the chipping and grinding operations, the CUP amendment will allow the processing of CDI material. CDI materials include material such as concrete, wood waste, clay tiles, plastic, metal, dimensional lumber (framing lumber and studs), and dry wall. The processing of CDI material involves the separation of the material into piles based on material type, and the chipping and grinding of the appropriate wood waste material. Since green waste loads are often mixed with small quantities of CDI material, processing also involves combing out the CDI materials from the green waste material. CDI materials that cannot be chipped and ground are then transported off-site for further processing. The CUP amendment, if approved, will allow the processing of up to 25 tons per day of CDI material.

The City of Santa Fe Springs is the designated *Lead Agency* for the proposed project and will be responsible for the project's environmental review. The project Applicant is Greencycle, 12815 Imperial Highway, Santa Fe Springs, CA 90670. A 30-day public review period will be provided to allow interested parties to comment on the proposed project and the findings of the Initial Study. Questions and/or comments should be submitted to the following individual:

Vince Velasco, Planning Intern
City of Santa Fe Springs, Planning and Development Department
11710 East Telegraph Road
Santa Fe Springs, California 90670
562-868-0511

2. PROJECT LOCATION

The proposed project site is located in the central portion of the City of Santa Fe Springs. The location of Santa Fe Springs in a regional context is shown in Exhibit 1. A citywide map is provided in Exhibit 2 and a vicinity map is provided in Exhibit 3. The Greencycle facility is located along the north side of Imperial Highway and its legal address is 12815 Imperial Highway, Santa Fe Springs, California, 90670. The Assessor Parcel Number (APN) applicable to the site is 8026-041-039.

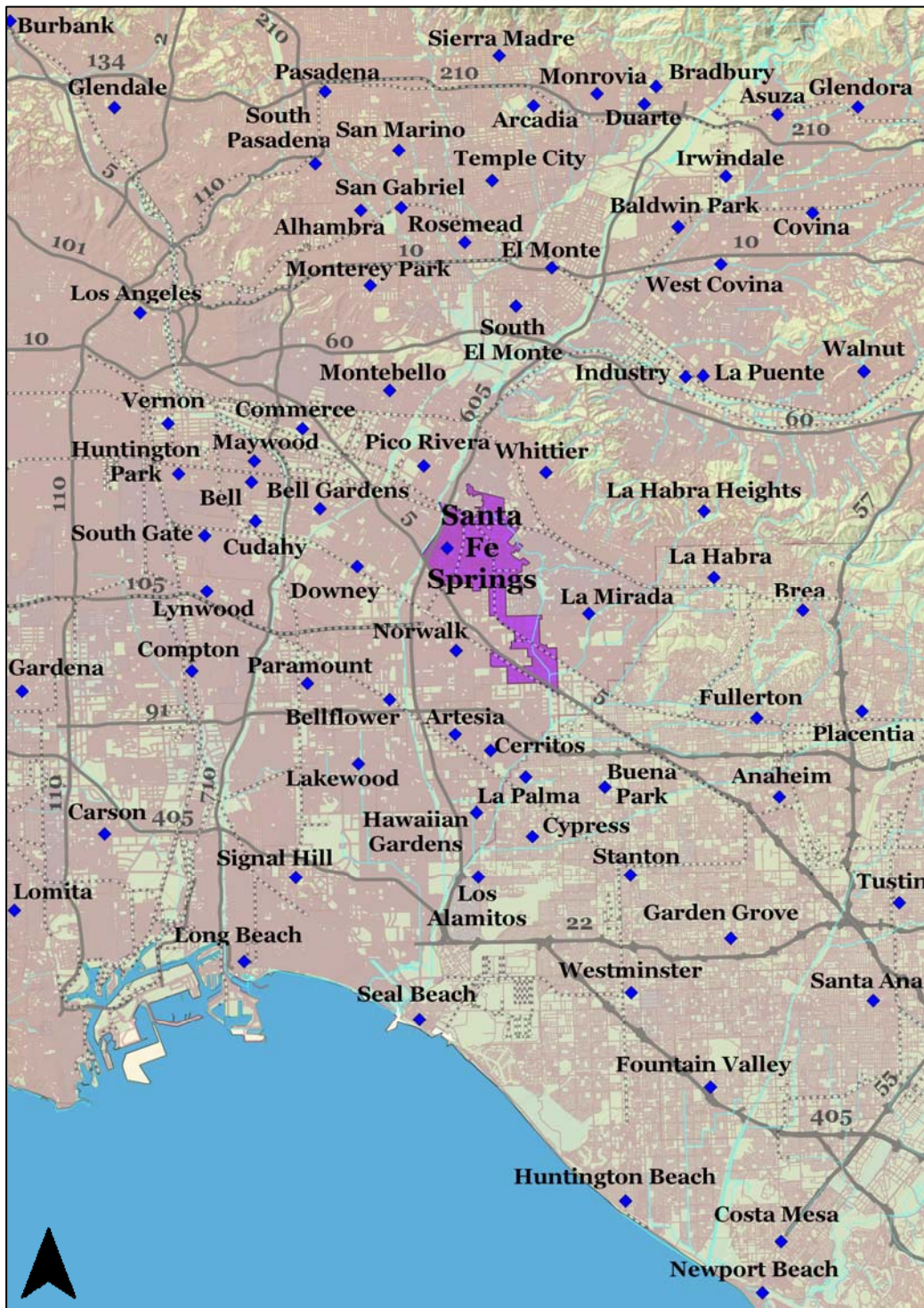


EXHIBIT 1
REGIONAL LOCATION
SOURCE: QUANTUM GIS

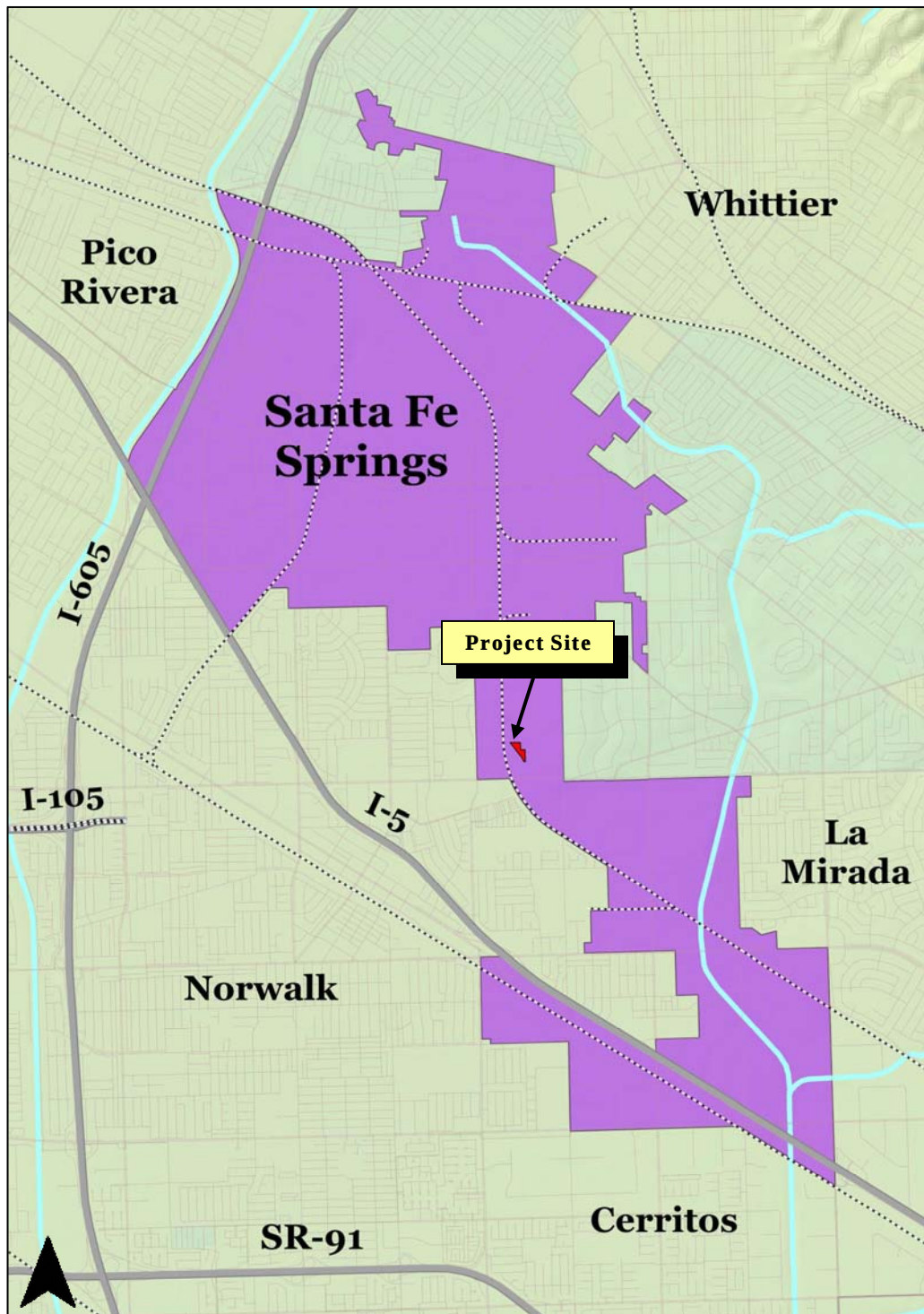


EXHIBIT 2
CITYWIDE MAP
SOURCE: QUANTUM GIS

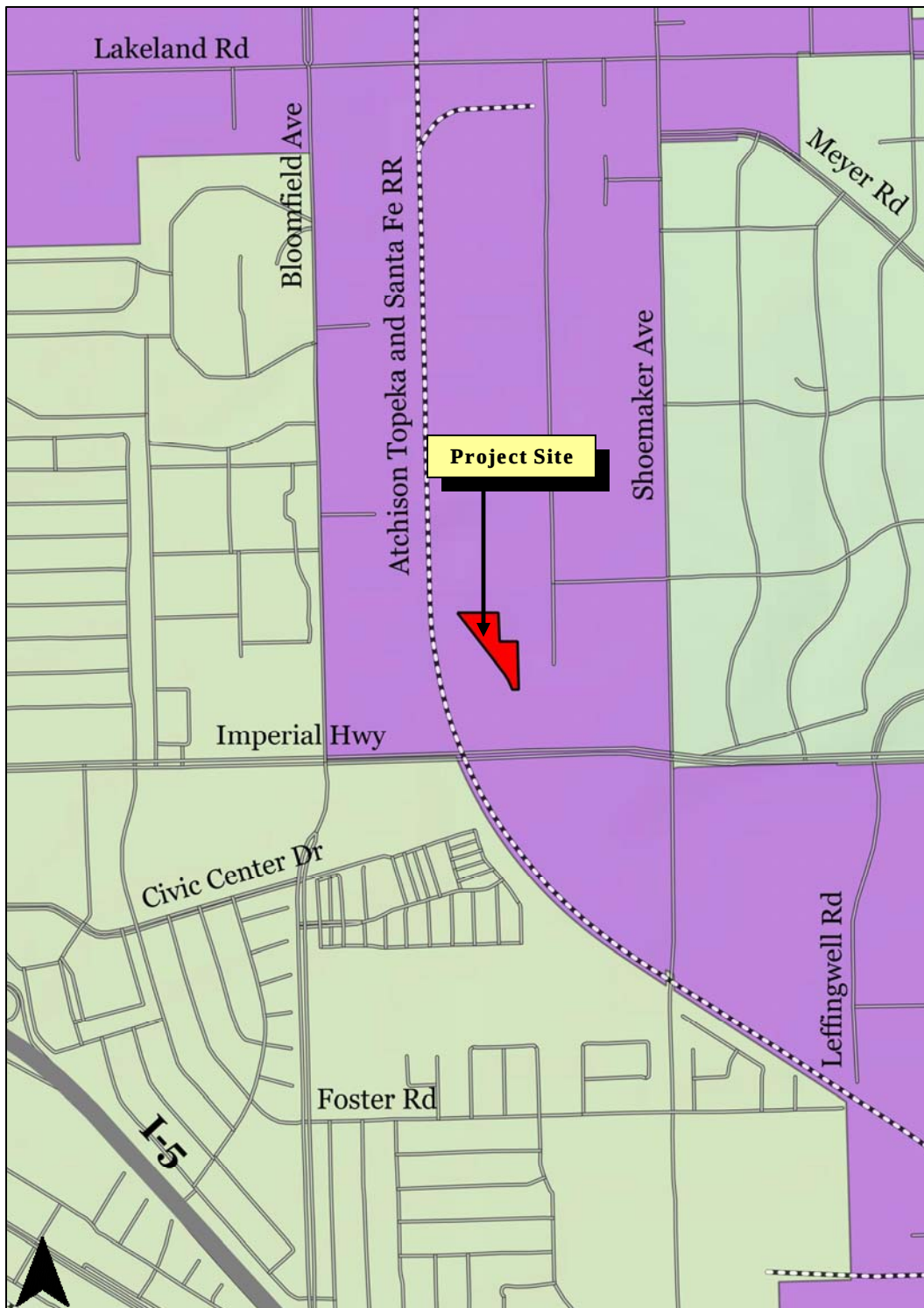


EXHIBIT 3
LOCAL MAP
SOURCE: QUANTUM GIS



3. ENVIRONMENTAL SETTING

The Greencycle facility is located on the north side of Imperial Highway and is surrounded on all sides by industrial development. The land uses that surround the project site include the following:

- *North of the Project Site.* Lakeland Road extends in an east-west orientation approximately 0.8 miles north of the project site. Abutting the project site to the north is William Scotsman, Inc., a modular structure distributor. Other industrial uses north of the project site include Production Transport, R&R Transportation Services, and Dan Copp Crushing, a concrete and asphalt processing center.
- *South of the Project Site.* Imperial Highway is located south of the site. Various industrial uses occupy frontage along the south side of Imperial Highway.
- *East of the Project Site.* Abutting the project site to the east is Robertson's, a ready-mix concrete producer. Various industrial uses are located further east.
- *West of the Project Site.* Abutting the project site to the west is California Rail Supply. An Atchison Topeka Santa Fe Railroad Right-of-Way (ROW) extends along the western boundary of California Rail Supply. Various industrial uses are located further west.

An aerial photograph of the project site and the surrounding area is provided in Exhibit 4.

4. PROJECT DESCRIPTION

Greencycle, a green waste receiving and transferring facility located in the City of Santa Fe Springs, is seeking approval of an Amendment to the existing Conditional Use Permit (CUP Case No. 524) to allow for the on-site chipping and grinding of green waste, and the processing of construction, demolition, and other inert materials (CDI). The address of Greencycle is 12815 Imperial Highway, located in between Bloomfield Avenue and Shoemaker Avenue.

CUP Case No. 524 was originally approved by the City of Santa Fe Springs Planning Commission in 1995 and allowed the receiving and temporary stockpiling of green waste (garden clippings, tree trimmings, etc.) for containerization and shipment to an off-site green waste chipping and grinding plant. Chipping and grinding of green waste was prohibited within CUP 524. The approval of the CUP Amendment will allow Greencycle to conduct chipping and grinding operations on-site.

Prior to the approval of CUP 524, the project site was formerly occupied by United Pacific, a firm that conducted green waste recycling and chipping and grinding operations. There was a tendency for green waste materials to become airborne during chipping and grinding because the older grinding machines could not properly contain the chipped materials. The green waste material would occasionally cross over into the westerly neighbor's property. This history resulted in chipping and grinding being prohibited within CUP 524. Significant enhancements have been made to improve the performance of grinder



EXHIBIT 4
AERIAL PHOTOGRAPH
SOURCE: GOOGLE EARTH



machines. Newer models of grinding machines, including the grinder that will be utilized on-site, are more energy-efficient and quiet. Newer models load the green waste material horizontally and fully contain the chipped and ground material to prevent airborne debris.

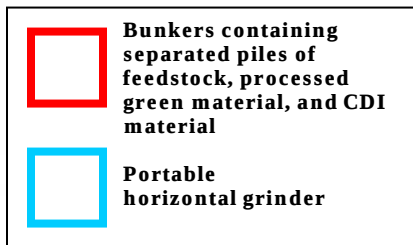
In addition to the chipping and grinding operations, the CUP amendment will allow the processing of CDI material. CDI materials include material such as concrete, wood waste, clay tiles, plastic, metal, dimensional lumber (framing lumber and studs), and dry wall. The processing of CDI material involves the separation of the material into piles based on material type, and the chipping and grinding of the appropriate wood waste material. Since green waste loads are often mixed with small quantities of CDI material, processing also involves combing out the CDI materials from the green waste material. CDI materials that can not be chipped and ground are then transported off-site for further processing. The CUP amendment, if approved, will allow the processing of up to 25 tons per day of CDI material.

The chipping and grinding of green waste is conducted by Greencycle as part of the diversion efforts of the City of Santa Fe Springs as well as area municipalities. Green materials are received from area municipalities, the public, and commercial sectors and stored in designated areas until processed (chipped and ground). Feedstock processed on-site consists primarily of woody biomass such as tree limbs and yard trimmings, as defined in Title 14, California Code of Regulations Section 17852 (a)(19).¹ Green waste from residential curbside sources is not accepted. Upon receipt, the feedstock is separated by class. Classes include woody green waste feedstock material, palm material, and wood logs (palm material and wood logs are processed off-site). The classes of feedstock are then placed into separate piles that are each contained within separate bunkers. The bunkers are concrete-partitioned areas along the northern boundary of the facility. Inbound tonnage of green waste will not exceed 200 tons per day. The feedstock is processed typically within one day of receipt and the processed products removed from the site within two days of processing. Chipped and ground material is marketed as biomass fuel, alternative daily cover (ADC), mulch, and for use in erosion control and as a soil amendment.²

The processing of CDI material involves the separation of the material into piles based on material type, and the chipping and grinding of the appropriate wood waste material. Since green waste loads are often mixed with small quantities of CDI material, processing also involves combing out the CDI materials from the green waste material. CDI materials that can not be chipped and ground are then transported off-site for further processing. The daily inbound tonnage of CDI material will not exceed 25 tons per day. The length of on-site storage time of unprocessed CDI will not exceed 15 days. The facility site plan is provided in Exhibit 5.

¹ "Feedstock" is defined by the California Department of Resources Recycling and Recovery (CalRecycle) as any compostable material used in the production of compost or chipped and ground material including, but not limited to, agricultural material, green material, vegetative food material, food material, biosolids, digestate, and mixed material.

² "Alternative daily cover" (ADC) is defined by the California Department of Resources Recycling and Recovery (CalRecycle) as cover material other than earthen material placed on the surface of the active face of a municipal solid waste landfill at the end of each operating day to control vectors, fires, odors, blowing litter, and scavenging.



Source: A to Z Engineering



5. SUMMARY OF ENVIRONMENTAL ANALYSIS

Under each issue area, an analysis of impacts is provided in the form of questions and answers. The analysis provides a response to the individual questions. For the evaluation of potential impacts, questions are stated and an answer is provided according to the analysis undertaken as part of the attached Initial Study's preparation. To each question, there are four possible responses:

- *No Impact.* The proposed project *will not* have any measurable environmental impact on the environment.
- *Less Than Significant Impact.* The proposed project *may have* the potential for affecting the environment, although these impacts will be below levels or thresholds considered significant.
- *Less Than Significant Impact with Mitigation.* The proposed project *may have* the potential to generate impacts that will have a significant impact on the environment though the impact may be reduced to levels that are less than significant with the implementation of mitigation measures.
- *Potentially Significant Impact.* The proposed project may result in environmental impacts that are significant.

The environmental analysis provided in the Initial Study and in Table 1 below and on the following pages indicates that the proposed project will not result in any potentially significant impacts on the environment. For this reason, the City of Santa Fe Springs determined that a Negative Declaration is the appropriate CEQA document for the proposed project.

Table 1
Summary (Initial Study Checklist)

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
Section 3.1 Aesthetics. <i>Would the project:</i>				
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				X
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				X



Table 1
Summary (Initial Study Checklist)

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
Section 3.2 Agricultural & Forestry Resources. <i>Would the project:</i>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code §4526), or zoned timberland production (as defined by Government Code §51104[g])?				X
d) Result in the loss of forest land or conversion of forest land to a non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, may result in conversion of farmland to non-agricultural use or conversion of forest land to non-forest use?				X
Section 3.3 Air Quality. <i>Would the project:</i>				
a) Conflict with, or obstruct implementation of, the applicable air quality plan?				X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				X
d) Expose sensitive receptors to substantial pollutant concentrations?				X
e) Create objectionable odors affecting a substantial number of people?				X
Section 3.4 Biological Resources. <i>Would the project:</i>				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations; or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X



Table 1
Summary (Initial Study Checklist)

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations; or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan?				X
Section 3.5 Cultural Resources. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource, including tribal cultural resources, as defined in §15064.5 of the CEQA Guidelines?				X
b) Cause a substantial adverse change in the significance of an archaeological resource, including tribal cultural resources, pursuant to §15064.5 of the CEQA Guidelines?				X
c) Directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?				X
d) Disturb any human remains, including those interred outside of formal cemeteries, including Native American Sacred Sites?				X
Section 3.6 Geology & Soils. Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault (as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault), ground-shaking, liquefaction, or landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?				X



Table 1
Summary (Initial Study Checklist)

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
c) Be located on a geologic unit or a soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
d) Result in, or expose people to, potential impacts, including location on expansive soil, as defined in the California Building Code (2012), creating substantial risks to life or property?				X
e) Be located on soils that are incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X
Section 3.7 Greenhouse Gas Emissions. Would the project:				
a) Result in the generation of greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases?			X	
Section 3.8 Hazards & Hazardous Materials. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment or result in reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site, which is included on a list of hazardous material 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?				X
e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard for people residing or working in the project area?				X



Table 1
Summary (Initial Study Checklist)

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury, or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?				X
Section 3.9 Hydrology & Water Quality. Would the project:				
a) Violate any water quality standards or waste discharge requirements?				X
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge in such a way that would cause a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?				X
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in flooding on- or off-site?				X
e) Create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?				X
f) Otherwise substantially degrade water quality?			X	
g) Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of flooding as a result of dam or levee failure?				X
j) Result in inundation by seiche, tsunami, or mudflow?				X



Table 1
Summary (Initial Study Checklist)

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
Section 3.10 Land Use & Planning. <i>Would the project:</i>				
a) Physically divide an established community, or otherwise result in an incompatible land use?				X
b) Conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, a General Plan, Specific Plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c) Conflict with any applicable habitat conservation or natural community conservation plan?				X
Section 3.11 Mineral Resources. <i>Would the project:</i>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?				X
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local General Plan, Specific Plan, or other land use plan?				X
Section 3.12 Noise. <i>Would the project:</i>				
a) Result in the exposure of persons to, or generation of, noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies?				X
b) Result in the exposure of people to, or generation of, excessive ground-borne noise levels?				X
c) Result in a substantial permanent increase in ambient noise levels in the project vicinity above noise levels existing without the project?			X	
d) Result in substantial temporary or periodic increases in ambient noise levels in the project vicinity above levels existing without the project?				X
e) For a project located with an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X



Table 1
Summary (Initial Study Checklist)

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
Section 3.13 Population & Housing. <i>Would the project:</i>				
a) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?				X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X
Section 3.14 Public Services. <i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives in any of the following areas:</i>				
a) Fire protection services?				X
b) Police protection services?				X
c) School services?				X
d) Other governmental services?				X
Section 3.15 Recreation. <i>Would the project:</i>				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b) Affect existing recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X
Section 3.16 Transportation & Circulation. <i>Would the project:</i>				
a) Cause a conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including, but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X	
b) Exceed, either individually or cumulatively, a level of service standard established by the County Congestion Management Agency for designated roads or highways?				X



Table 1
Summary (Initial Study Checklist)

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in the location that results in substantial safety risks?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e) Result in inadequate emergency access?				X
f) Would the project conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X
Section 3.17 Utilities. Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental impacts?				X
c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
e) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
f) Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g) Comply with Federal, State, and local statutes and regulations related to solid waste?				X



Table 1
Summary (Initial Study Checklist)

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
Section 3.18 Mandatory Findings of Significance. <i>The approval and subsequent implementation of the proposed project:</i>				
a) Will not have the potential to degrade the quality of the environment, with the implementation of the recommended standard conditions and mitigation measures included herein.				X
b) Will not have the potential to achieve short-term goals to the disadvantage of long-term environmental goals, with the implementation of the recommended standard conditions and mitigation measures referenced herein.				X
c) Will not have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the immediate vicinity, with the implementation of the recommended standard conditions and mitigation measures contained herein.				X
d) Will not have environmental effects that will adversely affect humans, either directly or indirectly, with the implementation of the recommended standard conditions and mitigation measures contained herein.				X

6. CONCLUSION

The following findings can be made regarding the Mandatory Findings of Significance set forth in Section 15065 of the CEQA Guidelines based on the results of this environmental assessment:

- The approval and subsequent implementation of the proposed project *will not* have the potential to degrade the quality of the environment.
- The approval and subsequent implementation of the proposed project *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals.
- The approval and subsequent implementation of the proposed project *will not* have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the immediate vicinity.
- The approval and subsequent implementation of the proposed project *will not* have environmental effects that will adversely affect humans, either directly or indirectly.



INITIAL STUDY AND NEGATIVE DECLARATION

GREENCYCLE AMENDMENT OF CONDITIONAL USE PERMIT (ACUP) No. 524 12815 IMPERIAL HIGHWAY SANTA FE SPRINGS, CALIFORNIA



LEAD AGENCY:

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

REPORT PREPARED BY:

**BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING
16388 E. COLIMA ROAD, SUITE 206J
HACIENDA HEIGHTS, CALIFORNIA 91745**

OCTOBER 5, 2016

SFSP 040



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NEGATIVE DECLARATION

PROJECT NAME: Greencycle CUP Amendment.

APPLICANT: Greencycle. 12815 Imperial Highway, Santa Fe Springs, CA, 90670.

ADDRESS: 12815 Imperial Highway. Assessor Parcel Number (APN): 8026-041-039.

CITY/COUNTY: Santa Fe Springs, Los Angeles County.

DESCRIPTION: Greencycle, a green waste receiving and transferring facility located in the City of Santa Fe Springs, is seeking approval of an Amendment to the existing Conditional Use Permit (CUP Case No. 524) to allow for the on-site chipping and grinding of green waste, and the processing of construction, demolition, and other inert materials (CDI). The address of Greencycle is 12815 Imperial Highway, located in between Bloomfield Avenue and Shoemaker Avenue.

CUP Case No. 524 was originally approved by the City of Santa Fe Springs Planning Commission in 1995 and permitted the receiving and temporary stockpiling of green waste (garden clippings, tree trimmings, etc.) for containerization and shipment to an off-site green waste chipping and grinding plant. Chipping and grinding of green waste was prohibited within CUP 524. The approval of the CUP Amendment will allow Greencycle to conduct chipping and grinding operations on-site.

In addition to the chipping and grinding operations, the CUP amendment will allow the processing of CDI material. CDI materials include material such as concrete, wood waste, clay tiles, plastic, metal, dimensional lumber (framing lumber and studs), and dry wall. The processing of CDI material involves the separation of the material into piles based on material type, and the chipping and grinding of the appropriate wood waste material. Since green waste loads are often mixed with small quantities of CDI material, processing also involves combing out the CDI materials from the green waste material. CDI materials that can not be chipped and ground are then transported off-site for further processing. The CUP amendment, if approved, will allow the processing of up to 25 tons per day of CDI material.

FINDINGS: The environmental analysis provided in the attached Initial Study indicates that the proposed project will not result in any significant impacts. For this reason, the City of Santa Fe Springs determined that a *Negative Declaration* is the appropriate CEQA document for the proposed project. The following findings may be made based on the analysis contained in the attached Initial Study:

- The proposed project *will not* have the potential to degrade the quality of the environment.



- The proposed project *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals.
- The proposed project *will not* have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the City.
- The proposed project *will not* have environmental effects that will adversely affect humans, either directly or indirectly.

The environmental analysis prepared for the proposed project is provided in the attached Initial Study. The project is also described in greater detail in the attached Initial Study.

Signature

Date

City of Santa Fe Springs Planning and Development Department



1. INTRODUCTION

Greencycle, a green waste receiving and transferring facility located in the City of Santa Fe Springs, is seeking approval of an Amendment to the existing Conditional Use Permit (CUP Case No. 524) to allow for the on-site chipping and grinding of green waste, and the processing of construction, demolition, and other inert materials (CDI). The address of Greencycle is 12815 Imperial Highway, located in between Bloomfield Avenue and Shoemaker Avenue.

CUP Case No. 524 was originally approved by the City of Santa Fe Springs Planning Commission in 1995 and permitted the receiving and temporary stockpiling of green waste (garden clippings, tree trimmings, etc.) for containerization and shipment to an off-site green waste chipping and grinding plant. Chipping and grinding of green waste was prohibited within CUP 524. The approval of the CUP Amendment will allow Greencycle to conduct chipping and grinding operations on-site.

In addition to the chipping and grinding operations, the CUP amendment will allow the processing of CDI material. CDI materials include material such as concrete, wood waste, clay tiles, plastic, metal, dimensional lumber (framing lumber and studs), and dry wall. The processing of CDI material involves the separation of the material into piles based on material type, and the chipping and grinding of the appropriate wood waste material. Since green waste loads are often mixed with small quantities of CDI material, processing also involves combing out the CDI materials from the green waste material. CDI materials that can not be chipped and ground are then transported off-site for further processing. The CUP amendment, if approved, will allow the processing of up to 25 tons per day of CDI material.

Although this Initial Study was prepared with consultant support, the analysis, conclusions, and findings made as part of its preparation, fully represent the independent judgment and position of the City of Santa Fe Springs, in its capacity as the Lead Agency. A 30-day public review period will be provided to allow interested parties to comment on the proposed project and the findings of this Initial Study.¹ Questions and/or comments should be submitted to the following individual:

Vince Velasco, Planning Intern
City of Santa Fe Springs, Planning and Development Department
11710 East Telegraph Road
Santa Fe Springs, California 90670
562-868-0511

¹ California, State of. *Title 14. California Code of Regulations. Chapter 3. Guidelines for the Implementation of the California Environmental Quality Act.* as Amended 1998 (CEQA Guidelines). §15060 (b).



2. PROJECT DESCRIPTION

2.1 PROJECT LOCATION

The proposed project site is located in the central portion of the City of Santa Fe Springs. The City is located approximately 13 miles southeast of Downtown Los Angeles and 17 miles northwest of Downtown Santa Ana. Santa Fe Springs is bounded on the north by Whittier and an unincorporated County area (West Whittier); on the east by Whittier, La Mirada, and an unincorporated County area (East Whittier); on the south by Cerritos and Norwalk; and on the west by Pico Rivera and Downey. Major roadways in the vicinity of the project site include Imperial Highway, located 575 feet south of the project site; Florence Avenue, located 1.05 miles north of the project site; Shoemaker Avenue, located 0.23 miles east of the project site; and Bloomfield Avenue, located 0.2 miles west of the project site.² The Greencycle facility is located along the north side of Imperial Highway and its legal address is 12815 Imperial Highway, Santa Fe Springs, CA, 90670. The Assessor Parcel Number (APN) applicable to the site is 8026-041-039. The City of Santa Fe Springs in a regional context is shown in Exhibit 1. The project area's location within the City is shown in Exhibit 2. A vicinity map is provided in Exhibit 3.

2.2 ENVIRONMENTAL SETTING

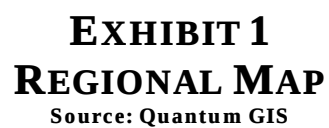
The Greencycle facility is located on the north side of Imperial Highway and is surrounded on all sides by industrial development. The land uses that surround the project site include the following:³

- *North of the site.* Lakeland Road extends in an east-west orientation approximately 0.8 miles north of the project site. Abutting the project site to the north is William Scotsman, Inc., a modular structure distributor. Other industrial uses north of the project site include Production Transport, R&R Transportation Services, and Dan Copp Crushing, a concrete and asphalt processing center.
- *South of the site.* Imperial Highway is located south of the site. Various industrial uses occupy frontage along the south side of Imperial Highway.
- *East of the site.* Abutting the project site to the east is Robertson's, a ready-mix concrete producer. Various industrial uses are located further east.
- *West of the site.* Abutting the project site to the west is California Rail Supply. An Atchison Topeka Santa Fe Railroad Right-of-Way (ROW) extends along the western boundary of California Rail Supply. Various industrial uses are located further west.

An aerial photograph of the Greencycle facility and the surrounding area is provided in Exhibit 4. Photographs of the Greencycle facility and the surrounding area are provided in Exhibits 5 through 7.

² Google Earth. Website accessed August 24, 2016.

³ Blodgett Baylosis Environmental Planning. *Site Survey*. Site survey was completed on August 15, 2016.



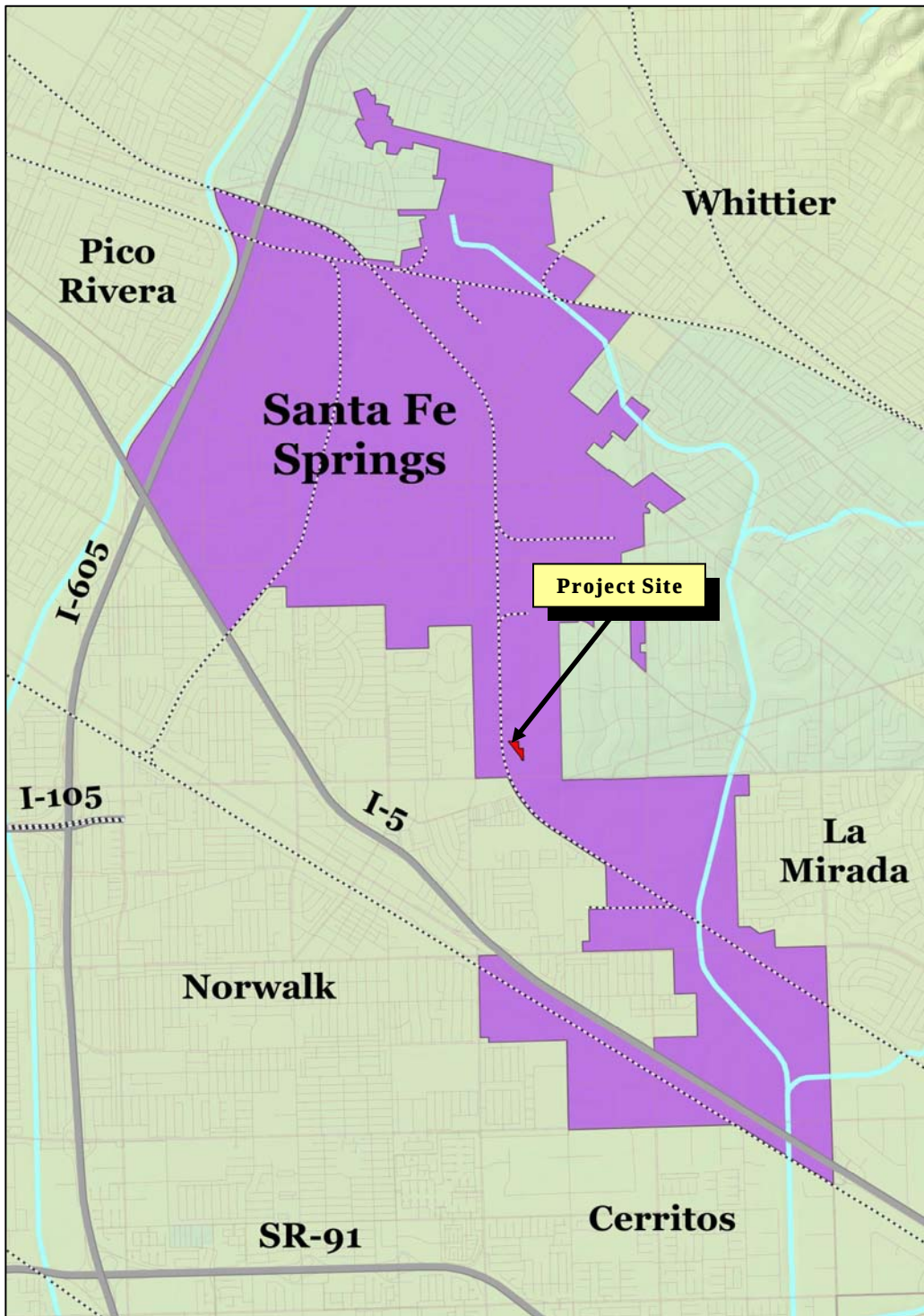


EXHIBIT 2
CITYWIDE MAP
Source: Quantum GIS

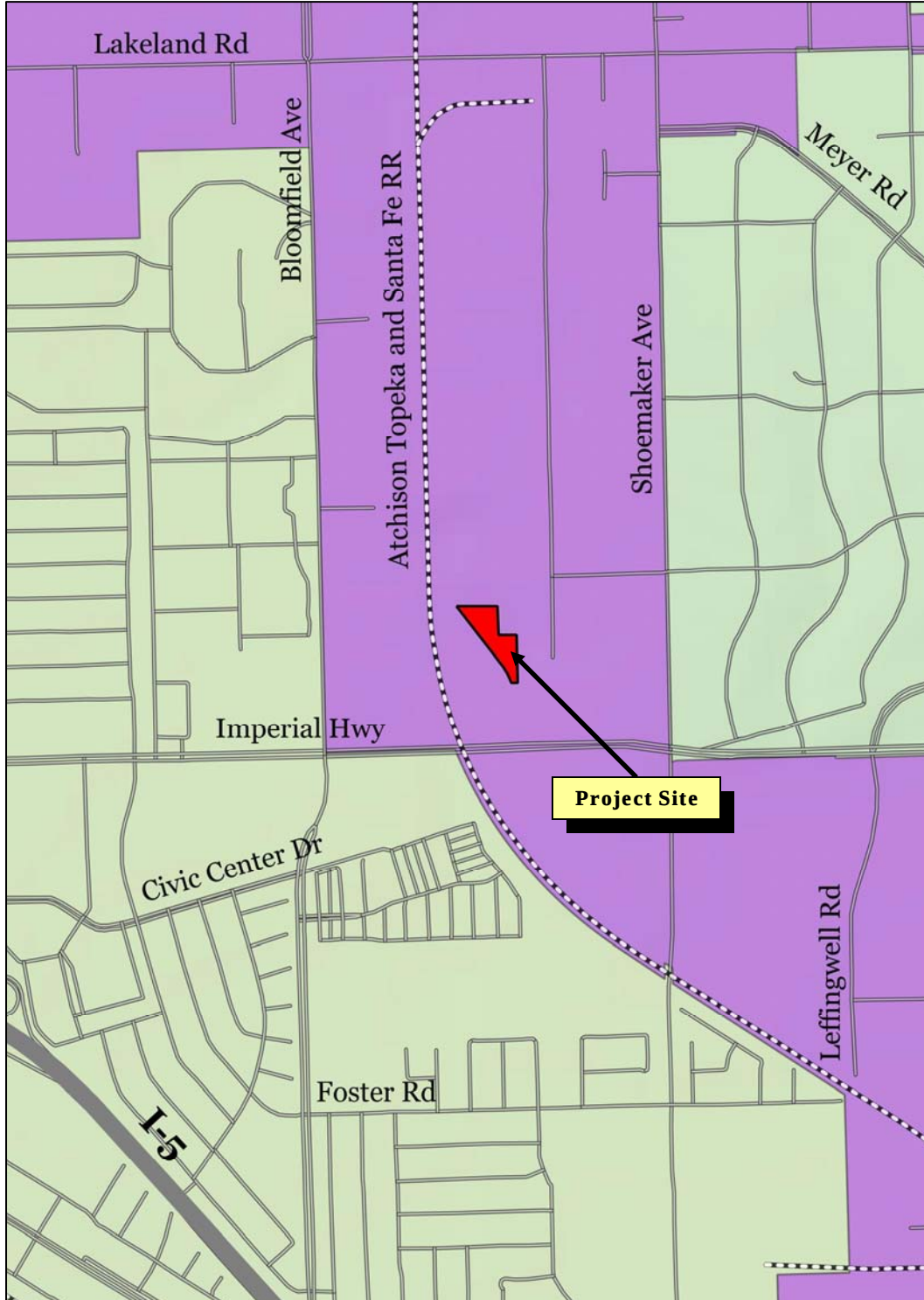


EXHIBIT 3
LOCAL MAP
Source: Quantum GIS



EXHIBIT 4
AERIAL PHOTOGRAPH
Source: Google Earth



View of project site driveway, facing north



Aerial view of project site driveway, facing north

EXHIBIT 5
PHOTOGRAPHS OF PROJECT SITE
Source: Greencycle



View of project site driveway, facing south



View of concrete bunkers on the property site's northern boundary, and of neighboring uses to the north, facing northwest

EXHIBIT 6

PHOTOGRAPHS OF PROJECT SITE

Source: Greencycle



View of neighboring uses, facing north



View of Robertson's, facing east

EXHIBIT 7
PHOTOGRAPHS OF PROJECT SITE
Source: Greencycle



2.3 PROJECT DESCRIPTION

2.3.1 CHARACTERISTICS OF PROPOSED PROJECT

Greencycle, a green waste receiving and transferring facility located in the City of Santa Fe Springs, is seeking approval of an Amendment to the existing Conditional Use Permit (CUP Case No. 524) to allow for the on-site chipping and grinding of green waste, and the processing of construction, demolition, and other inert materials (CDI). The address of Greencycle is 12815 Imperial Highway, located in between Bloomfield Avenue and Shoemaker Avenue.

CUP Case No. 524 was originally approved by the City of Santa Fe Springs Planning Commission in 1995 and allowed the receiving and temporary stockpiling of green waste (garden clippings, tree trimmings, etc.) for containerization and shipment to an off-site green waste chipping and grinding plant. Chipping and grinding of green waste was prohibited within CUP 524. The approval of the CUP Amendment will allow Greencycle to conduct chipping and grinding operations on-site.

Prior to the approval of CUP 524, the project site was formerly occupied by United Pacific, a firm that conducted green waste recycling and chipping and grinding operations. There was a tendency for green waste materials to become airborne during chipping and grinding because the older grinding machines could not properly contain the chipped materials. The green waste material would occasionally cross over into the westerly neighbor's property. This history resulted in chipping and grinding being prohibited within CUP 524. Significant enhancements have been made to improve the performance of grinder machines. Newer models of grinding machines, including the grinder that will be utilized on-site, are more energy-efficient and quiet. Newer models load the green waste material horizontally and fully contain the chipped and ground material to prevent airborne debris.

In addition to the chipping and grinding operations, the CUP amendment will allow the processing of CDI material. CDI materials include material such as concrete, wood waste, clay tiles, plastic, metal, dimensional lumber (framing lumber and studs), and dry wall. The processing of CDI material involves the separation of the material into piles based on material type, and the chipping and grinding of the appropriate wood waste material. Since green waste loads are often mixed with small quantities of CDI material, processing also involves combing out the CDI materials from the green waste material. CDI materials that cannot be chipped and ground are then transported off-site for further processing. The CUP amendment, if approved, will allow the processing of up to 25 tons per day of CDI material.

2.3.2 OPERATIONAL CHARACTERISTICS OF PROPOSED PROJECT

The chipping and grinding of green waste is conducted by Greencycle as part of the diversion efforts of the City of Santa Fe Springs as well as area municipalities. Green materials are received from area municipalities, the public, and commercial sectors and stored in designated areas until processed (chipped and ground). Feedstock processed on-site consists primarily of woody biomass such as tree



limbs and yard trimmings, as defined in Title 14, California Code of Regulations Section 17852 (a)(19).⁴ Green waste from residential curbside sources is not accepted. Upon receipt, the feedstock is separated by class. Classes include woody green waste feedstock material, palm material, and wood logs (palm material and wood logs are processed off-site). The classes of feedstock are then placed into separate piles that are each contained within separate bunkers. The bunkers are concrete-partitioned areas along the northern boundary of the facility. Inbound tonnage of green waste will not exceed 200 tons per day. The feedstock is processed typically within one day of receipt and the processed products removed from the site within two days of processing. Chipped and ground material is marketed as biomass fuel, alternative daily cover (ADC), mulch, and for use in erosion control and as a soil amendment.⁵

The processing of CDI material involves the separation of the material into piles based on material type, and the chipping and grinding of the appropriate wood waste material. Since green waste loads are often mixed with small quantities of CDI material, processing also involves combing out the CDI materials from the green waste material. CDI materials that can not be chipped and ground are then transported off-site for further processing. The daily inbound tonnage of CDI material will not exceed 25 tons per day. The length of on-site storage time of unprocessed CDI will not exceed 15 days. The facility site plan is provided in Exhibit 8.

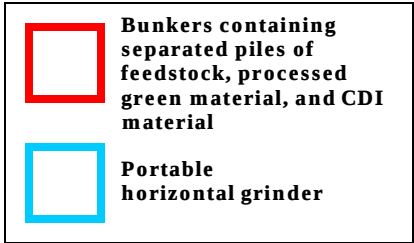
3. CONCLUSIONS AND FINDINGS OF SIGNIFICANCE

The City of Santa Fe Springs determined, following a preliminary evaluation of the proposed project, that the proposed project would not result in any significant effects on the environment. This determination is based on the following:

- The project area is currently designated as *Industrial* in the Santa Fe Springs General Plan and is zoned *Heavy Manufacturing* (M-2). According to the City of Santa Fe Springs General Plan, the proposed uses are permitted in this land use designation through a Conditional Use Permit.
- The proposed project site is located within the City on a project site of less than five acres that is substantially surrounded by urban uses.
- The proposed project site is surrounded by development on all sides. The improvement area's small size and its isolation from other open space areas limit its utility as a habitat or an animal migration corridor. No native or natural habitats are found within the project site or on adjacent parcels (refer to the discussion provided in Attachment 1).

⁴ "Feedstock" is defined by the California Department of Resources Recycling and Recovery (CalRecycle) as any compostable material used in the production of compost or chipped and ground material including, but not limited to, agricultural material, green material, vegetative food material, food material, biosolids, digestate, and mixed material.

⁵ "Alternative daily cover" (ADC) is defined by the California Department of Resources Recycling and Recovery (CalRecycle) as cover material other than earthen material placed on the surface of the active face of a municipal solid waste landfill at the end of each operating day to control vectors, fires, odors, blowing litter, and scavenging.



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- The approval of the proposed project would not result in any significant effects relating to traffic, noise, air quality, or water quality (refer to the discussion provided in Attachment 1).
- The proposed project site can be adequately served by all required utilities and public services. No adverse impacts will result from the proposed project's implementation.

Furthermore, the City of Santa Fe Springs makes the following additional findings in support of a CEQA exemption for the proposed project.

- No dislocation of on-site or off-site structural improvements will be required to accommodate the proposed project (refer to the discussion provided in Attachment 1).
- The project site does not contain any sensitive environmental resources. The surrounding areas have been disturbed as part of previous development (refer to the discussion provided in Attachment 1).
- The project site is located within an urbanized area of the City of Santa Fe Springs. No scenic resources or scenic corridor will be affected by the proposed project (refer to the discussion provided in Attachment 1).
- The project site is not located within an area, nor does it include a site, the Department of Toxic Substances Control (DTSC) and the Secretary for Environmental Protection has identified as being affected by hazardous wastes (refer to the discussion provided in Attachment 1).
- The proposed project will not result in any adverse impacts on historic resources (refer to the discussion provided in Attachment 1).

The Initial Study determined that the proposed project will not have significant adverse environmental impacts. The following findings can be made regarding the mandatory findings of significance set forth in Section 15065 of the CEQA Guidelines based on the results of this Initial Study:

- The proposed project *will not* have the potential to degrade the quality of the environment.
- The proposed project *will not* have the potential to achieve short term goals to the disadvantage of long-term environmental goals.
- The proposed project *will not* have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the immediate vicinity.
- The proposed project *will not* have environmental effects that will adversely affect humans, either directly or indirectly.



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ATTACHMENT 1 ENVIRONMENTAL ANALYSIS



AESTHETIC IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project have a substantial adverse effect on a scenic vista?				X
B. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?				X
C. Would the project substantially degrade the existing visual character or quality of the site and its surroundings?				X
D. Would the project create a new source of substantial light or glare that would adversely affect day or night-time views in the area?				X

Environmental Determination

- A.** The proposed project involves the chipping and grinding of green waste material, and the processing of CDI material within an existing green waste receiving and transfer facility. No construction, expansion, or other on-site or off-site improvements are involved as part of the proposed project. The proposed project will not have an effect on a scenic vista. The project site does not provide for scenic vistas and the project does not propose the construction of a structure that could potentially affect any scenic vistas. In addition, current conditions of approval do not allow the stockpiles of green waste material and the CDI material to exceed 12 feet in height. Furthermore, there are no residential uses on any side of the project site that would be adversely affected by any negative impact on a scenic vista. As a result, no impacts will occur on scenic vistas.
- B.** The project site does not provide any scenic resources. The project site is not located along a State scenic highway and therefore will not damage historic buildings along a State scenic highway. There are no rock outcroppings on-site and the existing trees will not be affected. The project site is completely developed and no natural features remain. Furthermore, the project does not propose any on-site or off-site construction, improvements, or alterations. As a result, no impacts on scenic resources will occur.
- C.** The project site is located along a major arterial highway, as defined by the City of Santa Fe Springs General Plan Circulation Element and upon implementation of the proposed project all existing industrial uses will remain. No construction or other on-site or off-site improvements or alterations are proposed as part of the proposed project, and the visual character of the site and its surroundings will not change upon project implementation. The project site has an extensive driveway/entryway of approximately 130 feet with the chipping and grinding and CDI operations occurring in the back of the site, sufficiently screened from the public right-of-way. A 150-foot long, 15-foot high fence screen is located along the westerly property line and



Environmental Determination (continued)

serves as a barrier between the Greencycle property and the neighboring property. The remainder of the property's perimeter is screened by fences and concrete walls.

Standard operating procedures further diminish the potential degradation of the visual character of the site. Upon receipt of the green and CDI waste material, the various classes of material are sorted and placed into separate piles that are each contained within separate bunkers. The bunkers are concrete-partitioned areas along the northern boundary of the facility. In addition, green waste materials are typically processed within two days and the CDI materials are not stored on-site longer than a period of 15 days. Current conditions of approval do not allow the stockpiles of the green and CDI waste material to exceed 12 feet in height. These various operational measures, along with others, prevent the creation of an unsightly accumulation of waste materials. As a result, no impacts will occur.

- D.** The proposed project site is located within a highly urbanized environment with extensive lighting. The proposed project does not involve any construction that could introduce new sources of light or glare. As previously mentioned in subsection C, the green and CDI material processing operations are significantly set-back from Imperial Highway and are screened on all sides by fences and concrete walls, thereby reducing any light or glare resulting from operational sources. Additionally, facility operations will take place within daylight hours. Therefore, no impacts related to light or glare will result.

Sources

- A to Z Engineering Inc. *Greencycle Site Plan*. June 6, 2016.
- Blodgett Baylosis Environmental Planning. *Site Survey*. Site survey completed on August 15, 2016.
- California Department of Transportation. *Official Designated Scenic Highways*. www.dot.ca.gov.
- City of Santa Fe Springs. *Santa Fe Springs General Plan, Circulation Element*. January 11, 1994.



AGRICULTURE & FORESTRY RESOURCES IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
B. Would the project conflict with existing zoning for agricultural use, or a Williamson Act Contract?				X
C. Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code §4526), or zoned timberland production (as defined by Government Code §51104[g])?				X
D. Would the project result in the loss of forest land or the conversion of forest land to a non-forest use?				X
E. Would the project involve other changes in the existing environment that, due to their location or nature, may result in conversion of farmland to non-agricultural use, or the conversion of forest land to non-forest land use?				X

Environmental Determination

- A.** The project site is located in a heavily urbanized area of Santa Fe Springs. No farmland or agricultural operations are located within the site or in the immediate vicinity. Although the City of Santa Fe Springs provides a *Light Agriculture* (A-1) zoning designation and the proposed project site's M-2 zoning designation permits limited agricultural uses, the City's General Plan does not identify any agricultural uses within City boundaries. Furthermore, the proposed project does not involve construction or an expansion in floor area which could potentially convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. As a result, no impacts related to farmland will occur.
- B.** As mentioned above, no agricultural operations are located within the site or in the immediate vicinity, and the City's General Plan does not identify any agricultural uses within City boundaries. No Williamson Act contract lands are located within the site or in the vicinity. In addition, no construction or expansion of floor area is proposed. As a result, no impacts related to agricultural zones or Williamson Act Contract land will occur.



Environmental Determination (continued)

- C.** The project site is located in a heavily urbanized area of Santa Fe Springs. No forest land or land zoned for timberland production is located within the site or in the City vicinity and no impacts on forest or timber land will result. As mentioned above, no construction or expansion of land cover is proposed.
- D.** No forest lands are found within the City of Santa Fe Springs nor do the General Plan or zoning land use designations provide for any forest land protection. In addition, the proposed project does not involve construction or expansion of floor area; therefore, no loss or conversion of existing forest lands will result upon the implementation of the proposed project. As a result, no impacts will occur.
- E.** As previously mentioned, the proposed project does not involve construction or an expansion in floor area which could potentially result in conversion of farmland to non-agricultural use, or the conversion of forest land to non-forest land use. In addition, no forest lands, agricultural activities, or farmland uses are located within the City. As a result, the proposed project will not involve the conversion of any existing forest lands or farmland uses and no impacts will occur.

Sources

- A to Z Engineering Inc. *Greencycle Site Plan*. June 6, 2016.
- Blodgett Baylosis Environmental Planning. *Site Survey*. Site survey completed on August 15, 2016.
- California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program. *Important Farmland in California 2010*.
ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/statewide/2010/fmmp2010_08_11.pdf.
- California Department of Conservation. *State of California Williamson Act Contract Land*.
ftp://ftp.consrv.ca.gov/pub/dlrp/WA/LA_15_16_WA.pdf.
- United States Geological Survey. TerraServer USA. *The National Map. Santa Fe Springs, California*. July 1, 1979.



AIR QUALITY IMPACTS		Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A.	Would the project conflict with or obstruct implementation of the applicable air quality plan?				X
B.	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
C.	Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?				X
D.	Would the project expose sensitive receptors to substantial pollutant concentrations?				X
E.	Would the project create objectionable odors affecting a substantial number of people?				X

Environmental Determination

- A.** The proposed project involves the chipping and grinding of green waste material, and the processing of CDI material within an existing green waste receiving and transfer facility. No construction, expansion, or other on-site or off-site improvements are involved as part of the proposed project. The City of Santa Fe Springs is located in the South Coast Air Basin (SCAB) of California, a 6,600-square-mile area encompassing Orange County and the non-desert portions of Los Angeles, Riverside, and San Bernardino counties. Measures to improve regional air quality are outlined in the Southern California Air Quality Management District (SCAQMD) Air Quality Management Plan (AQMP). Specific criteria for determining a project's conformity with the AQMP is defined in Section 12.3 of the SCAQMD's CEQA Air Quality Handbook. According to the SCAQMD, the proposed project is not considered to be regionally significant. Furthermore, the proposed project will be required to adhere to the standards set forth in the AQMD handbook, specifically Rule 1133 and Rule 1133.1. As a result, no impacts related to the implementation of the AQMP will occur.



Environmental Determination (continued)

- B.** The grinding machine (a 2016 Morbark, Model 3200 Woodhog, with a tier 4f engine) that will be used on-site is more energy-efficient and quieter than older models. This newer equipment is designed to fully contain the chipped materials so they do not become airborne particulates. Nevertheless, the Greencycle facility has a 150-foot long, 15-foot high fence screen located along the westerly property line to serve as a barrier between the Greencycle property and the neighboring property. In addition, the chipping and grinding equipment is fitted with an internal water misting system as a means to further eliminate the potential release of airborne emissions during the chipping and grinding process. The CDI materials processed on-site are not a source of airborne emissions. The CDI processing that occurs on-site simply involves the recovery of the acceptable waste materials and their separation into piles based on the material type (e.g. concrete, plywood, metal, etc.). The CDI materials are then transported off-site for further processing.

The new grinder equipment is mobile on a track undercarriage and will not require any form of installation, therefore eliminating any short-term construction-related emissions. Long-term emissions refer to those air quality impacts that will occur once the proposed project is operational. These impacts will continue over the operational life of the project. The impacts associated with vehicular traffic will be limited given that the facility's inbound tonnage of green waste and CDI material will not increase. The maximum permitted capacity is 25 tons per day (TPD) of CDI material and 200 TPD for green waste materials. The number of trucks that will be required to meet this capacity is over four trucks (assuming seven tons per truck) for CDI and approximately 29 trucks for green waste. The actual estimated throughput for the green waste material is between 80 to 95 TPD. The actual estimated throughput for the CDI material is between 8 to 14 TPD. In addition, the grinding machine that will be used on-site is more energy-efficient than older models. Therefore, both the long-term operational emissions and the short-term emissions are below the SCAQMD's thresholds. Furthermore, the proposed project will be required to adhere to the standards set forth in the AQMD handbook, specifically Rule 1133 and Rule 1133.1. As a result, the impacts will be less than significant.

- C.** As mentioned in Subsection B, the proposed project will not result in any short-term (construction-related) emissions because the grinder is mobile on a track undercarriage and will not require any form of installation. In addition, the grinding machine that will be used on-site is designed to fully contain the chipped materials so they do not become airborne particulates. The project area is located in a non-attainment area for particulates, as defined in the AQMP. Numerous operational standards are currently imposed to prevent the release of airborne emissions and particulates. The chipping and grinding equipment is fitted with an internal water misting system as a means to reduce the potential release of airborne emissions during the chipping and grinding process. Airborne emissions may arise as dust and other fine particulates settle on the ground. These particulates become airborne as vehicles drive over them, or during the loading process. In order to control these airborne particulates, a 400-gallon water trailer with engine disposes a fine mist when warranted. The CDI materials processed on-site are not a source of airborne emissions. As a result, no long-term impacts relating to a considerable net increase of any air quality criteria pollutant are anticipated.



Environmental Determination (continued)

- D.** Sensitive receptors refer to land uses and/or activities that are especially susceptible to poor air quality and typically include homes, schools, playground, hospitals, convalescent homes, and other facilities where children or the elderly may congregate. These population groups are generally more sensitive to poor air quality. The nearest sensitive receptors are the residences located 1,125 feet southwest of the project site. The less than significant levels of air pollutants sourced from the project site and the distance of the sensitive receptors from the project site will reduce the sensitive receptors' risk of exposure to pollutants. Furthermore, no construction is involved as part of the proposed project, thereby eliminating any short-term (construction-related) emissions. Therefore, no impacts on sensitive receptors will result.
- E.** As previously mentioned in Subsection D, the nearest sensitive receptors are the residences located 1,125 feet southwest of the project site. Although the nearest sensitive receptors are located a significant distance away from the project site, various measures are currently implemented on-site to prevent objectionable odors from reaching neighboring uses. The green waste accepted on-site has a very low potential to be a source of objectionable odors since it is removed from the site within 48-hours. Most of the material received on-site consists of woody biomass such as tree limbs and trimmings, which contains a minimal percentage of materials that have high moisture retention, and therefore have low potential to become a source of objectionable odors. The Greencycle facility does not process materials that have high moisture retention, such as grass clippings. Green waste from residential curbside sources is not accepted. In addition, four trained personnel will monitor the dumping of the green waste material onto the site. The green waste material is screened by personnel to remove material not accepted by the facility, such as residential curbside green waste, as these materials may have high moisture contents and a high potential for odor. The CDI material transported to and processed at the site (e.g. concrete, plywood, metal, etc.) does not have a significant potential for odors. Additionally, the green material feedstock is typically processed within one day of receipt and removed from the site within two days of receipt. As a result, no impacts related to odors will occur.

Sources

- A to Z Engineering Inc. *Greencycle Site Plan*. June 6, 2016.
- Blodgett Baylosis Environmental Planning. *Site Survey*. Site survey completed on August 15, 2016.
- South Coast Air Quality Management District. *CEQA Air Quality Handbook*. April 1993 [as amended 2015]. Table 11-4.
- South Coast Air Quality Management District. *CEQA Air Quality Handbook*. April 1993 [as amended 2015]. Rule XI, Source Specific Standards.
- South Coast Air Quality Management District, *Final 2012 Air Quality Plan*, Adopted June 2012.



BIOLOGICAL RESOURCES IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X
B. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X
C. Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
D. Would the project have a substantial adverse effect in interfering substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites?				X
E. Would the project have a substantial adverse effect in conflicting with any local policies or ordinances, protecting biological resources, such as a tree preservation policy or ordinance?				X
F. Would the project have a substantial adverse effect by conflicting with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan?				X



Environmental Determination

- A.** Due to the current level of development, no species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulation, or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service (USFWS) are known to live, forage, or visit the project site. The site does not accommodate protected biological resources and no such resources exist in the vicinity. Furthermore, the proposed project will not involve construction which could potentially encroach upon, or destroy, suitable habitats for any candidate, sensitive, or special status species. As a result, no impacts will occur upon the implementation of the project.
- B.** The project site is located in a fully developed industrial area of the City of Santa Fe Springs and is surrounded by industrial uses. No riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service exist on the project site. No federally protected wetlands (as defined by Section 404 of the Clean Water Act), wildlife nurseries, wildlife corridors, natural communities, or habitats exist on the project site. Furthermore, the proposed project does not involve construction which could potentially encroach upon, or destroy, any riparian habitat or other sensitive natural community. As a result, no impacts will occur upon the implementation of the project.
- C.** The project site is located in a fully developed urban area of the City of Santa Fe Springs and is surrounded by industrial uses. No federally protected wetlands (as defined by Section 404 of the Clean Water Act), are located within or adjacent to the project site. Furthermore, the proposed project does not involve construction which could potentially have a substantial adverse effect on any federally protected wetlands. As a result, no impacts will occur upon the implementation of the project.
- D.** The project site is located in a fully developed urban area within the City of Santa Fe Springs and is surrounded by industrial uses. The project site is not located near any bodies of water. No native resident or migratory fish or wildlife species, native resident or migratory wildlife corridors, or native wildlife nursery project areas are located within or adjacent to the project site. Furthermore, the proposed project does not involve construction which could potentially have a substantial adverse effect in interfering with native resident or migratory fish or wildlife species, native resident or migratory wildlife corridors, or native wildlife nursery project areas. As a result, no impacts will occur upon the implementation of the project.
- E.** The project site is located in a fully developed urban area within the City of Santa Fe Springs and is surrounded by industrial uses. The site is not included in any local habitat conservation plan. Title IX (General Regulations) Chapter 96 Codes 130-140 of the City of Santa Fe Springs municipal code serves as the City's "Tree Ordinance." The tree ordinance establishes strict guidelines regarding the removal or tampering of trees located within any public right-of-way (such as streets and alleys). The proposed project does not involve any on-site or off-site demolition or construction, including alterations to the current landscaping. As a result, no impacts will occur upon the implementation of the project.



Environmental Determination (continued)

F. The project site is located in a fully developed urban area of the City of Santa Fe Springs and is surrounded by industrial uses. The site does not contain any natural habitats that are protected by any Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan. Furthermore, the proposed project does not involve construction which could potentially encroach upon, or destroy, a protected natural habitat. Therefore, no impacts will occur.

Sources:

- A to Z Engineering Inc. *Greencycle Site Plan*. June 6, 2016.
- Blodgett Baylosis Environmental Planning. *Site Survey*. Site survey completed on August 15, 2016.
- California Department of Fish and Wildlife. Bios Viewer. <https://map.dfg.ca.gov/bios/?tool=cnddbQuick>.
- U.S. Fish and Wildlife Service. *Wetlands Mapper*. <http://www.fws.gov/Wetlands/data/Mapper.html>.



CULTURAL RESOURCES IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project cause a substantial adverse change in the significance of a historical resource, including tribal cultural resources, as defined in §15064.5 of the CEQA Guidelines?				X
B. Would the project cause a substantial adverse change in the significance of an archaeological resource, including tribal cultural resources, pursuant to §15064.5 of the CEQA Guidelines?				X
C. Would the project directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?				X
D. Would the project disturb any human remains, including those interred outside of formal cemeteries and including Native American Sacred Sites?				X

Environmental Determination:

- A.** The proposed project involves the chipping and grinding of green waste material, and the processing of CDI material within an existing green waste receiving and transfer facility. No construction, excavation, or other on-site or off-site improvements are involved as part of the proposed project. As a result, no impacts will occur.
- B.** The surrounding area is not known to contain archaeological resources and the site has been disturbed extensively in the past to accommodate the current level of development. In addition, no construction, excavation, or other on-site or off-site improvements are involved as part of the proposed project. Therefore, no archaeological resources will be uncovered as a result of the proposed project and no impacts will occur.
- C.** No paleontological resources are known to be located on-site or in the vicinity. No construction, excavation, or other on-site or off-site improvements are involved as part of the proposed project. In addition, the site has been disturbed extensively in the past to accommodate the current level of development and no impacts will result.
- D.** No formal cemeteries or burial grounds are located on-site or in the site's vicinity. No construction, excavation, or other on-site or off-site improvements are involved as part of the proposed project. In addition, the site has been disturbed extensively in the past to accommodate the existing facility and no impacts will result.



Sources

- A to Z Engineering Inc. *Greencycle Site Plan*. June 6, 2016.
- McCawley, William. *The First Angelinos, The Gabrielino Indians of Los Angeles*. 1996
- United States Geological Survey. *Santa Fe Springs 7½ Minute Quadrangle*. Release Date: March 25, 1999.
- U.S. Department of the Interior, National Park Service. National Register of Historic Places.
<https://www.nps.gov/nr/research>.



GEOLOGY & SOILS IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project result in, or expose people to, potential impacts involving the exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, ground-shaking, liquefaction, or landslides?				X
B. Would the project result in, or expose people to, potential impacts involving substantial soil erosion or the loss of topsoil?				X
C. Would the project result in, or expose people to, potential impacts involving the location on a geologic unit or a soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?				X
D. Would the project result in, or expose people to, potential impacts involving the location on expansive soil, as defined in California Building Code (2010), creating substantial risks to life or property?				X
E. Would the project result in, or expose people to, potential impacts involving soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X

Environmental Determination

- A.** The project site is located in Southern California, which is subject to strong periodic seismic ground shaking due to local and regional geologic characteristics. No known surface faults underlie the project site. The site is not subject to landslides, as the area is level. In addition, the project site is not located in an area that is subject to liquefaction. The proposed operations will occur within the existing Greencycle facility and will not result in, or expose people to, potential impacts involving the exposure of people or structures to potential substantial adverse effects. As a result, no impacts will result upon the implementation of the project.



Environmental Determination (continued)

- B.** The existing facility provides all necessary components, including stormwater runoff controls, to direct stormwater to local and regional stormwater facilities. The site is covered in pavement with non-erosive properties. Furthermore, the only water that will be utilized on-site will be in the form of mist, which will be used to limit airborne emissions. As a result, no impacts will occur upon the implementation of the project.
- C.** On-site soils are not considered unstable and/or subject to landslide, lateral spreading, liquefaction, subsidence, or collapse. In addition, the proposed project does not involve construction that could result in, or expose people to, potential adverse geologic impacts. As a result, no impacts will occur upon the implementation of the project.
- D.** The proposed project does not involve any construction of activity that would result in, or expose people to, adverse impacts related to expansive soil. The proposed project involves green waste and CDI operations, and will not involve placement of structures on expansive soil. As a result, no impacts will occur upon the implementation of the project.
- E.** No septic tanks or other alternative wastewater disposal systems will be used as part of the proposed project's implementation and no impacts will result.

Sources

- A to Z Engineering Inc. *Greencycle Site Plan*. June 6, 2016.
- Natural Resources Conservation Service Arizona. *Soil Properties Shrink/Swell Potential*. http://www.nrcs.usda.gov/wps/portal/nrcs/detailfull/az/soils/?cid=nrcs144p2_065083.
- United States Department of Agriculture, Soil Conservation Service. *Report and General Soil Map, Los Angeles County, California*. Rev. 1969.



GREENHOUSE GAS EMISSIONS IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project result in the generation of greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
B. Would the project increase the potential for conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases?			X	

Environmental Determination

- A.** The proposed project involves the chipping and grinding of green waste material, and the processing of CDI material within an existing green waste receiving and transfer facility. No construction, expansion, or other on-site or off-site improvements are involved as part of the proposed project. The State of California requires CEQA documents to include an evaluation of greenhouse gas (GHG) emissions or gases that trap heat in the atmosphere. GHG are emitted by both natural processes and human activities. Examples of GHG that are produced both by natural and industrial processes include carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O). The accumulation of GHG in the atmosphere regulates the earth's temperature. Without these natural GHG, the Earth's surface would be about 61°F cooler. However, emissions from fossil fuel combustion have elevated the concentrations of GHG in the atmosphere to above natural levels.

The grinding machine (a 2016 Morbark, Model 3200 Woodhog, with a tier 4f engine) that will be used on-site is more energy-efficient and quieter than older models. This newer equipment is designed to fully contain the chipped materials so they do not become airborne particulates. The maximum permitted capacity is 25 tons per day (TPD) of CDI material and 200 TPD for green waste materials. The number of trucks that will be required to meet this capacity is over four trucks (assuming seven tons per truck) for CDI and approximately 29 trucks for green waste. The actual estimated throughput for the green waste material is between 80 to 95 TPD. The actual estimated throughput for the CDI material is between 8 to 14 TPD. In addition, the grinding machine that will be used on-site is more energy-efficient than older models. Therefore, both the long-term operational emissions and the short-term emissions are below the SCAQMD's thresholds. Therefore, the project's GHG impacts are less than significant.

- B.** The implementation of the proposed project will not conflict with an adopted plan for reducing GHG emissions because of the project's size and nature. Moreover, the project involves changes in operations within an existing green waste recycling facility. Therefore, the project's impacts will be less than significant.



Sources

- California, State of. OPR Technical Advisory – CEQA and Climate Change: Addressing Climate Change through the California Environmental Quality Act (CEQA) Review. June 19, 2008.



HAZARDS & HAZARDOUS MATERIALS IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
B. Would the project create a significant hazard to the public or the environment or result in reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
C. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
D. Would the project be located on a site which is included on a list of hazardous material 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?				X
E. For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
F. For a project located within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
G. Would the project impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?				X
H. Would the project expose people or structures to a significant risk of loss, injury, or death involving wild lands fire, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?				X



Environmental Determination

- A.** The proposed project will involve the chipping and grinding of green waste material, and the processing of CDI material within an existing green waste receiving and transfer facility. Currently, feedstock processed on-site consists primarily of woody biomass such as tree limbs and yard trimmings. Greencycle also processes a small volume of construction, demolition, and inert (CDI) material on-site. Green waste loads are often mixed with small quantities of CDI materials, which may include concrete, brick, inert debris, asphalt, wood waste, clay tiles, plastic, metal, ceramic, dimensional lumber, dry wall, and roof shingles. The type and the amount of inbound green waste and CDI materials will not change upon project implementation.

Hazardous materials on-site will be limited to those used for routine cleaning and maintenance, and to those removed from the greenwaste and CDI materials transported to the facility. These hazardous materials may include batteries, paint cans, oil cans, and other materials that are classified as hazardous. A labeled storage locker is located on the northwest portion of the building for the storage of these incidental hazardous materials. The hazardous materials are then transported to an appropriate hazardous waste handler. Furthermore, no sensitive receptors are located in the vicinity. Therefore, the impacts will be less than significant.

- B.** As mentioned in the previous subsection, hazardous materials on-site will be limited to those used for routine cleaning and maintenance, and to hazardous materials removed from the greenwaste and CDI materials transported to the facility. These hazardous materials may include batteries, paint cans, oil cans, and other materials that are classified as hazardous. A labeled storage locker is located on the northwest portion of the building for the storage of these incidental hazardous materials. The hazardous materials are then transported to an appropriate hazardous waste handler. Furthermore, no sensitive receptors are located in the vicinity. Therefore, the impacts will be less than significant.
- C.** No existing or proposed schools are located within one-quarter mile of the project site. Furthermore, hazardous materials on-site will be limited to those used for routine cleaning and maintenance, and to hazardous materials removed from the greenwaste and CDI materials transported to the facility. As a result, no impacts will occur.
- D.** Government Code Section 65962.5 refers to the Hazardous Waste and Substances Site List, commonly known as the Cortese List, maintained by the California Department of Toxic Substances Control. A search of the Envirostor Hazardous Waste and Substances Site "Cortese" List database identified four Cortese sites within the City and includes the following: Neville Chemical Company (12800 Imperial Highway), McKesson Chemical Company (9005 Sorenson Avenue), Waste Disposal, Inc. (12731 Los Nietos Road), and Angeles Chemical Company, Inc. (8915 Sorenson Avenue). The nearest of these Cortese sites to the project site is Neville Chemical Company, located 645 feet south of the project site. These sites do not represent an environmental concern to the project site due to their distance from the project site (greater than 300 feet),



Environmental Determination (continued)

regulatory status (case closed), and/or estimated cross or down gradient location with respect to groundwater flow. Furthermore, the proposed project will be restricted to the designated project site and will not affect any of the aforementioned sites. As a result, no impacts will occur upon the implementation of the proposed project.

- E.** The project site is not located in the vicinity of any public airport, nor is it located within any airport land use plan. The proposed project will not introduce any development that will interfere with the approach and take-off of airplanes. As a result, no impacts will occur.
- F.** The project site is not located within two miles of a private airstrip, nor is it located within any airport land use plan. As a result, the proposed project will not present a safety hazard related to aircraft or airport operations of a private airstrip to people residing or working in the project area and no impacts will result.
- G.** The proposed project will involve green waste and CDI waste material processing at an existing facility. The surrounding streets or on-site fire truck access lanes will at no time be closed due to operation of the project. The project will not impair implementation of, or physically interfere with, any adopted emergency response or evacuation plan and no impacts will result.
- H.** The project area is currently developed and paved over with hardscape surfaces. No wilderness areas are located in the vicinity. As a result, there is no wildfire risk from off-site locations and no impacts will occur.

Sources

- A to Z Engineering Inc. *Greencycle Site Plan*. June 6, 2016.
- Blodgett Baylosis Environmental Planning. *Site Survey*. The site survey was completed on August 15, 2016.
- California, State of, Department of Toxic Substances Control, *DTSC's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List)*. Website accessed April 1, 2016.
- United States Environmental Protection Agency. *Environfacts Database, Multisystem Search*. www.epa.gov/envirofw/. Website accessed April 1, 2016.



HYDROLOGY & WATER QUALITY IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project violate any water quality standards or waste discharge requirements?				X
B. Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge in such a way that would cause a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
C. Would the project substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?				X
D. Would the project substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in flooding on- or off-site?				X
E. Would the project create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems, or provide substantial additional sources of polluted runoff?				X
F. Would the project substantially degrade water quality?			X	
G. Would the project place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
H. Would the project place within a 100-year flood hazard area, structures that would impede or redirect flood flows?				X
I. Would the project expose people or structures to a significant risk of flooding because of dam or levee failure?				X
J. Would the project result in inundation by seiche, tsunami, or mudflow?				X



Environmental Determination

- A.** The proposed project will involve the chipping and grinding of green waste material, and the processing of CDI material within an existing green waste receiving and transfer facility. The only water that will be used as part of the proposed operations will be in the form of mist, which will be used as a means to limit airborne emissions. Therefore, the proposed operations will not have the potential to produce runoff. Additionally, the project area is currently paved and covered in impervious surfaces; therefore, there will be no change in the site's impervious character. Furthermore, existing stormwater facilities are adequate to convey any potential runoff to local and regional stormwater facilities and no impacts will result.
- B.** The proposed improvements will not significantly increase water consumption or demand. As previously mentioned, the only water that will be used as part of the proposed operations will be in the form of mist, which will be used as a means to limit airborne emissions. Therefore, the proposed project will not result in water consumption that could lead to a decline in the groundwater levels and no impacts will occur.
- C.** The existing stormwater facilities are adequate to convey any potential runoff to local and regional stormwater facilities; therefore, no erosion or siltation is anticipated. The project area is currently paved and covered in impervious surfaces. No natural drainage or riparian areas remain within the project area or surrounding area due to earlier development. In addition, no streams or rivers are located within the project area or in the immediate area. As a result, no impacts will occur upon the implementation of the project.
- D.** The existing stormwater facilities are adequate to convey any potential runoff to local and regional stormwater facilities; therefore, no flooding is anticipated. The project area is currently paved and covered in impervious surfaces. No natural drainage or riparian areas remain within the project area or surrounding area due to earlier development. In addition, no streams or rivers are located within the project area or in the immediate area. As a result, no impacts will occur upon the implementation of the project.
- E.** Existing stormwater facilities are adequate to convey any potential runoff to local and regional stormwater facilities. However, the only water that will be used as part of the proposed operations will be in the form of mist, which will be used as a means to limit airborne emissions. Therefore, the proposed operations will not have the potential to produce runoff. Additionally, the project area is currently paved and covered in impervious surfaces; therefore, there will be no change in the site's impervious character and no impacts will result.
- F.** The proposed project will not have the potential to substantially degrade water quality. A misting system will be used to control airborne emissions and dust that may be produced by the green waste and CDI materials, therefore reducing entry of sediment, debris, and pollutants into the local waterways. Facility operations, include weekly sweeping of the entire facility with a facility-owned street sweeper, further diverts sediment, debris, and pollutants from entering local waterways. As a result, less than significant impacts will occur upon the implementation of the project.



Environmental Determination (continued)

- G.** The proposed project does not involve the construction of housing. Nevertheless, the proposed project site is located in Zone X, according to the Federal Emergency Management Agency (FEMA) flood insurance map obtained from the Los Angeles County Department of Public Works. This flood zone has an annual probability of flooding of less than 0.2 percent and represents areas outside the 500-year flood plain. Thus, properties located in Zone X are not located within a 100-year flood plain. As a result, no impacts will occur upon the implementation of the proposed project.
- H.** The proposed project does not involve the placement of any structures on the project site, and as indicated previously, the project site is not located within a designated 100-year flood hazard area as defined by FEMA. As a result, the proposed project will not impede or redirect potential floodwater flows and no impacts will result.
- I.** No dams or levees are located in the vicinity of the site; therefore no flooding will occur due to any dam or levee failure. Additionally, the project area is not located within any inundation areas. As a result, no impacts are anticipated upon the implementation of the project.
- J.** The project area does not have the potential to be inundated by a tsunami since the site is located approximately 21 miles inland from the Pacific Ocean. There are no hillsides located in the area that would result in mudslides. In addition, no surface water bodies are located in the immediate area that would result in a seiche. Therefore, no impacts will result.

Sources

- A to Z Engineering Inc. *Greencycle Site Plan*. June 6, 2016.
- Blodgett Baylosis Environmental Planning. *Site Survey*. The site survey was completed on August 15, 2016.
- City of Santa Fe Springs. *Final Environmental Impact Report [for the] City of Santa Fe Springs General Plan Update*.
- FEMA. *Flood Zones, Definition/Description*. <http://www.fema.gov/floodplain-management/flood-zones>
- United State Geological Survey. *Santa Fe Springs 7½ Minute Quadrangle*. Release Date March 25, 1999.



LAND USE & PLANNING IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project physically divide an established community, or otherwise result in an incompatible land use?				X
B. Would the project conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?				X
C. Would the project conflict with any applicable habitat conservation or natural community conservation plan?				X

Environmental Determination

- A.** The proposed project will involve the chipping and grinding of green waste material, and the processing of CDI material within an existing green waste receiving and transfer facility. The proposed project does not have the potential to divide an established residential community because the project does not involve the construction of any new development. The proposed use will not result in an incompatible land use because the proposed operations are simply an expansion of the existing uses at the facility. Furthermore, the regulations set forth in the CUP will ensure that the proposed uses will be compatible with those of the surrounding area. As a result, no impacts will occur upon the implementation of the project.
- B.** The Santa Fe Springs General Plan and Zoning Code establish the permitted land uses and the corresponding development standards within the City. The project area is currently designated as *Industrial* in the Santa Fe Springs General Plan and is zoned *Heavy Manufacturing (M-2)* in the Zoning Code. According to the City of Santa Fe Springs General Plan, the proposed uses are permitted in this land use designation through a Conditional Use Permit. Furthermore, the regulations set forth by the CUP will ensure that the proposed uses will be compatible to those of the surrounding area. As a result, no Zone Change or General Plan Amendment is required as part of the proposed project's implementation and no impacts will occur.
- C.** No habitat conservation or natural community plans are applicable to the proposed project. Additionally, no natural habitats or communities are in the immediate vicinity of the project site. As a result, no impacts will occur upon the implementation of the project.



Sources

- A to Z Engineering Inc. *Greencycle Site Plan*. June 6, 2016.
- Blodgett Baylosis Environmental Planning. *Site Survey*. The site survey was completed on August 15, 2016.
- Santa Fe Springs, City of. *Santa Fe Springs General Plan*. As amended 2015.
- Santa Fe Springs, City of. *Zoning Ordinance*. As amended 2015.



MINERAL RESOURCES IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?				X
B. Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				X

Environmental Determination

- A.** The project site is not known to contain any important mineral resources. There are no mineral, oil, or energy extraction and/or generation activities within the project area or in the immediate area. Additionally, according to the California Department of Conservation Division of Oil, Gas, and Geothermal Resources Well Finder, there are no existing or former oil wells and/or oil extraction activities located within the project site. Therefore, the project will not result in the loss of any identified mineral resources. As a result, no impacts will occur upon the implementation of the project.
- B.** The project site is not known to contain any important mineral resources. There are no mineral, oil, or energy extraction and/or generation activities within the project area or in the immediate area. Review of maps provided by the State Department of Conservation indicates that there are no abandoned and capped wells within the project site. Therefore, the project is not expected to result in the loss of any identified mineral resources. As a result, no impacts will occur upon the implementation of the project.

Sources

- A to Z Engineering Inc. *Greencycle Site Plan*. June 6, 2016.
- Blodgett Baylosis Environmental Planning. *Site Survey*. The site survey was completed on August 15, 2016.
- California Department of Conservation. *San Gabriel Valley P-C Region Showing MRZ-2 Areas and Active Mine Operations*. ftp://ftp.consrv.ca.gov/pub/dmg/pubs/sr/SR_209/Plate%201.pdf.
- California Department of Conservation. <http://maps.conservation.ca.gov/doggr/index.html#close>.



NOISE IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project result in exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X
B. Would the project result in exposure of people to, or generation of, excessive ground-borne noise levels?				X
C. Would the project result in substantial permanent increase in ambient noise levels in the project vicinity above noise levels existing without the project?			X	
D. Would the project result in substantial temporary or periodic increases in ambient noise levels in the project vicinity above levels existing without the project?				X
E. For a project located with an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
F. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

Environmental Determination

- A.** The proposed project will involve the chipping and grinding of green waste material, and the processing of CDI material within an existing green waste receiving and transfer facility. The noise associated with the operation of the project will be limited to the operation of the grinder machine and the ingress and egress of truck traffic. This noise is appropriate for the surrounding industrial environment along Imperial Highway. No noise sensitive uses adjoin the site or are in close proximity. No impacts will occur upon the implementation of the project because the noise levels expected will not exceed standards established in the City of Santa Fe Springs General Plan or noise ordinance, or applicable standards of other agencies.



Environmental Determination (continued)

- B.** The proposed use will not involve vibration-generating activities, and no short- or long-term impacts will occur. The proposed project will not involve construction, deep excavation or any other activity that would generate excessive ground-borne vibration or noise. Additionally, no noise sensitive uses adjoin the site or are in close proximity. As a result, no impacts will occur upon the implementation of the proposed project.
- C.** In the long term, noise associated with the operation of the project will be limited to the operation of the grinder machine and the ingress and egress of truck traffic. This noise is appropriate for the surrounding industrial environment along Imperial Highway. No noise sensitive uses adjoin the site or are in close proximity. The impacts expected to result upon the implementation of the project are less than significant.
- D.** Temporary increases in ambient noise levels typically occur during construction. The proposed project will not involve construction and therefore will not result in temporary or periodic increases in ambient noise levels. Additionally, no noise sensitive uses adjoin the project site or are in close proximity. No impacts will result upon the implementation of the project.
- E.** No public airports are located within two miles of the project site. Therefore, the proposed project will not expose people residing or working the project area to excessive noise levels and no impacts will result.
- F.** No private airstrips are located within two miles of the site. Therefore, the proposed project will not expose people residing or working the project area to excessive noise levels and no impacts will result.

Sources

- A to Z Engineering Inc. *Greencycle Site Plan*. June 6, 2016.
- Blodgett Baylosis Environmental Planning. *Site Survey*. The site survey was completed on August 15, 2016.
- Bugliarello, et. al., *The Impact of Noise Pollution*, Chapter 127, 1975.
- Google Earth. Website accessed August 22, 2016.
- USEPA, Protective Noise Levels. 1971.



POPULATION & HOUSING IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?				X
B. Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
C. Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

Environmental Determination

- A.** The proposed project will involve the chipping and grinding of green waste material, and the processing of CDI material within an existing green waste receiving and transfer facility. The proposed project does not involve the construction of new infrastructure. Thus, the proposed project will not contribute to any growth-inducing impacts that could lead to increased population growth. Given the nature of the proposed project, no growth-inducing impacts are anticipated. As a result, no impacts will occur upon the implementation of the project.
- B.** The proposed project will not involve the removal of any existing housing because the project will not involve any demolition or construction. Additionally, no housing units are located on-site or in the adjacent areas. The proposed project will not result in any housing displacement, nor necessitate the construction of replacement housing elsewhere. As a result, no impacts will occur upon the implementation of the project.
- C.** The proposed project will not result in any displacement of people because the project will not involve any demolition or construction. Additionally, there are no housing units located on-site or in the adjacent areas. The proposed project will not result in any housing displacement, nor necessitate the construction of replacement housing elsewhere. As a result, no impacts will occur upon the implementation of the project.



Sources

- A to Z Engineering Inc. *Greencycle Site Plan*. June 6, 2016.
- Blodgett Baylosis Environmental Planning. *Site Survey*. The site survey was completed on August 15, 2016.
- Bureau of the Census. *American Fact-finder, 2010 Census*. 2010.



PUBLIC SERVICES IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives in <i>fire protection services</i> ?				X
B. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives in <i>police protection services</i> ?				X
C. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives in <i>school services</i> ?				X
D. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives in <i>other governmental services</i> ?				X

Environmental Determination

- A.** The City of Santa Fe Springs Department of Fire and Rescue provides fire prevention and emergency medical services within the City. The Fire Department operates from four stations: Station No. 1 (11300 Greenstone Avenue), Station No. 2 (8634 Dice Road), Station No. 3 (15517 Carmenita Road), and Station No. 4 (11736 Telegraph Road). The first response station to the site is Station No. 1, which is located approximately one-half mile north of the project site. The proposed project involves the chipping and grinding of green waste material, and the processing of CDI material within an existing green waste receiving and transfer facility. The green material feedstock is processed typically within one day of receipt and the finished products are removed from the site within two days of processing. In addition, the green waste material is misted within the grinder or as part of the loading process. These measures reduce the operation's potential for a fire



Environmental Determination (continued)

hazard. Furthermore, a fully functional 1976 *International 1800* fire truck, complete with lights and a siren, is located and maintained on-site. The fire truck is fitted with a fire hose, a 1,000-gallon water container, an auxiliary engine pump, front valves, and two reel hoses located on either side of the fire truck. Therefore, the proposed project will not result in the need to construct additional fire facilities or alter existing facilities. As a result, no impacts will occur upon the implementation of the project.

- B.** The City of Santa Fe Springs Department of Police Services is responsible for management of all law enforcement services within the City. The Department of Police Services is staffed by both City personnel and officers from the City of Whittier Police Department (WPD) that provide contract law enforcement services to Santa Fe Springs. The law enforcement contract between the two cities provides for a specified number of WPD patrolling officers, though the Department of Police Services has the ability to request an increased level of service. WPD law enforcement personnel assigned to the City includes 35 sworn officers and six civilian employees. Adequate facilities exist in the vicinity of the project site to maintain satisfactory response times and service ratios. The proposed project will operate within the existing facility and will not require the construction of any new structures. Once operational, the proposed project is not anticipated to be an attractor for crime. Additionally, the project site is secured with a perimeter fence and wall. The proposed project will not result in the need to construct additional police facilities or alter existing facilities, the construction of which could cause a significant adverse effect on the environment. As a result, no impacts will occur upon the implementation of the project.
- C.** The proposed project will not involve any development and/or uses that could potentially affect school enrollments. The project will utilize existing employees to oversee the chipping and grinding and CDI operations at the Greencycle facility, therefore, the project will not generate an increase in employment or an increase in the City's population. Therefore, the proposed project will neither directly, nor indirectly lead to an increase in student enrollment and no impacts will result.
- D.** No new governmental services will be needed since the proposed project is not expected to have any impact on existing governmental services. The proposed project will not introduce new employment to the area and will not indirectly lead to an increase in usage of other government facilities such as parks and the City library that might otherwise occur if future employees were to relocate to the City. As a result, no impacts will occur.

Sources

- A to Z Engineering Inc. *Greencycle Site Plan*. June 6, 2016.
- Blodgett Baylosis Environmental Planning. *Site Survey*. The site survey was completed on August 15, 2016.
- City of Whittier. <http://www.cityofwhittier.org/depts/police/sfs/default.asp>.



Sources (continued)

- County of Los Angeles Sheriff's Department. <http://sheriff.lacounty.gov/wps/portal/lasd>.
- Google Earth. Website accessed August 22, 2016.



RECREATION IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
B. Would the project affect existing recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?				X

Environmental Determination

- A.** Due to the industrial nature of the proposed project, no increase in the usage of City parks and recreational facilities will occur. The project will utilize existing employees to oversee the operations of the proposed operations and the project will not generate an increase in employment or an increase in the City's population. Therefore, the proposed project will neither directly nor indirectly lead to the physical deterioration of an existing neighborhood or regional park or other recreational facility. Furthermore, no parks are located adjacent to the project site. The proposed project will not result in any development that would potentially physically alter any public park facilities and services. As a result, no impacts will occur upon the implementation of the proposed project.
- B.** As indicated in the section above, the proposed project would not result in any development that would potentially increase the demand for recreational facilities and services. As a result, no impacts will occur upon the implementation of the proposed project.

Sources

- A to Z Engineering Inc. *Greencycle Site Plan*. June 6, 2016.
- Blodgett Baylosis Environmental Planning. *Site Survey*. The site survey was completed on August 15, 2016.
- City of Santa Fe Springs. *Final Environmental Impact Report [for the] City of Santa Fe Springs General Plan Update*. August 2007.



Sources (continued)

- United States Geological Survey. TerraServer USA. *The National Map – Santa Fe Springs, California*. July 1, 1979.



TRANSPORTATION & CIRCULATION IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project cause a conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X	
B. Would the project exceed, either individually or cumulatively, a level of service standard established by the County Congestion Management Agency for designated roads or highways?				X
C. Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in the location that results in substantial safety risks?				X
D. Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
E. Would the project result in inadequate emergency access?				X
F. Would the project conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X

Environmental Determination

- A.** The proposed project will involve the chipping and grinding of green waste material, and the processing of CDI material within an existing green waste receiving and transfer facility. The project's implementation will not require any construction or on-site or off-site alterations. The existing roadway network located in the vicinity of the project site includes Imperial Highway, which abuts the site to the south and extends in an east-west orientation; Bloomfield Avenue, which extends in a north-south orientation 0.2 miles to the west; Shoemaker Avenue, which extends in a north-south orientation 0.3 miles to the east; and Lakeland Road, which extends in an east-west orientation approximately 0.8 miles north of the project site.



Environmental Determination (continued)

Direct vehicular access to the project site is provided by a single existing driveway connection on the north side of Imperial Highway. The maximum permitted capacity is 25 tons per day (TPD) of CDI material and 200 TPD for green waste materials. The number of trucks that will be required to meet this capacity is over four trucks (assuming seven tons per truck) for CDI and approximately 29 trucks for green waste. The actual estimated throughput for the green waste material is between 80 to 95 TPD. The actual estimated throughput for the CDI material is between 8 to 14 TPD. The amount of trips generated by the proposed project will not degrade any intersection's Level of Service (LOS). Therefore, the potential impacts will be less than significant.

- B.** The Congestion Management Program (CMP) is a State-mandated program that was enacted by the State Legislature with the passage of Proposition 111 in 1990 and is intended to address the impact of local growth on the regional transportation system. The CMP Traffic Impact Analysis (TIA) guidelines require that intersection monitoring locations be examined if the proposed project will add 50 or more trips during either the AM or PM weekday peak periods. The total maximum average daily truck trips will be 65 truck trips per day. Assuming ten percent of the traffic will occur during the morning (AM) and evening (PM) peak hour, an estimated seven truck trips will occur during these peak hours. According to the CMP traffic impact criteria, the project area traffic would not cause a significant impact at these intersections and no further analysis is required. As a result, no impacts will occur.
- C.** The project will not affect air traffic patterns or result in any substantial increase in demand for air travel. As a result, no impacts will occur with the implementation of the proposed project.
- D.** Vehicular access to the project site is provided by an existing driveway along Imperial Highway. The existing public streets would remain unchanged. The project does not involve hazardous design features or unusual components that might be incompatible with nearby uses. As a result, no impacts will occur with the implementation of the proposed project.
- E.** Site access will not change and emergency access will not be affected. The project will not include any features that may hinder emergency access. At no time will emergency access to any adjacent properties be eliminated as part of the proposed project's implementation. As a result, no impacts on emergency access are associated with the proposed project's implementation.
- F.** No conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities will exist upon the implementation of the proposed project. No existing bus stops will be removed as part of the proposed project's implementation. As a result, the proposed project's implementation will not result in any impacts.



Sources

- A to Z Engineering Inc. *Greencycle Site Plan*. June 6, 2016.
- Blodgett Baylosis Environmental Planning. *Site Survey*. The site survey was completed on August 15, 2016.
- City of Santa Fe Springs. *Final Environmental Impact Report [for the] City of Santa Fe Springs General Plan Update*.



UTILITIES IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
B. Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental impacts?				X
C. Would the project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
D. Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
E. Would the project result in a determination by the wastewater treatment provider that serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
F. Would the project be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
G. Would the project comply with Federal, State, and local statutes and regulations related to solid waste?				X

Environmental Determination

- A.** The City of Santa Fe Springs is located within the service area of the Sanitation District 2 of Los Angeles County. The nearest wastewater treatment plant to Santa Fe Springs is the Los Coyotes Water Reclamation Plant (WRP) located in Cerritos. The Los Coyotes WRP is located at 16515 Piuma Avenue in the City of Cerritos and occupies 34 acres at the northwest junction of the San Gabriel River (I-605) and the Artesia (SR-91) Freeways. The Los Coyotes WRP provides primary, secondary, and tertiary treatment for 37.5 million gallons of wastewater per day. The proposed project will involve the chipping and grinding of green waste



Environmental Determination (Continued)

material, and the processing of CDI material within an existing green waste receiving and transfer facility. The proposed operations will occur within the existing Greencycle facility. The amount of additional wastewater that will be produced once the project is operational will represent a slight increase over the existing conditions. The only water that will be utilized as part of the proposed operations will be in the form of mist, which will be used as a means to limit airborne emissions. This quantity of wastewater will not necessitate the expansion of any wastewater treatment capacity. As a result, the impacts will be less than significant.

- B.** As mentioned in the previous subsection, the only water that will be utilized as part of the proposed operations will be in the form of mist, which will be used as a means to limit airborne emissions. The proposed operations will not significantly affect wastewater generated at the facility. Therefore, no new water or wastewater treatment facilities will be needed and no impacts will occur upon the implementation of the proposed project.
- C.** The County of Los Angeles, acting as the Los Angeles County Flood Control District (LACFCD), has the regional, county-wide flood control responsibility. LACFCD responsibilities include planning for developing and maintaining flood control facilities of regional significance which serve large drainage areas. The proposed project operations will occur within the existing Greencycle facility. The project area is currently paved and covered in impervious surfaces. No additional impervious areas will be developed as part of the proposed project; therefore, there will be no change in the site's impervious character. No new stormwater drainage facilities or expansion of existing facilities will be needed, and no impacts will occur upon the implementation of the proposed project.
- D.** According to the City's Urban Water Management Plan, the City of Santa Fe Springs Water System has approximately 6,015 service connections through a pipeline network of approximately 108 miles. The large industrial makeup of the City creates high daytime water demands and low nighttime water demands. The City's potable water system is supplied by one water well, two Metropolitan Water District connections, and two, four-million gallon reservoirs each with its own booster pumping station. The proposed project will result in a minor change in the amount of water consumed on-site. The potential water consumption will be limited to the water used for misting, which will be used as a means to limit airborne emissions. As a result, less than significant impacts are anticipated.
- E.** As previously mentioned, no new or expanded wastewater treatment facilities will be required to accommodate the proposed project and as a result, no impacts will occur upon the implementation of the proposed project.



Environmental Determination (Continued)

- F.** As with other projects in the City, the project will comply with existing State and Federal statutes regarding solid waste reduction. Operations of the Greencycle facility will comply with all requisite regulations related to solid waste. As a result, less than significant impacts will occur upon the implementation of the proposed project.
- G.** The proposed use, like all other development in Santa Fe Springs, will be required to adhere to City and County ordinances with respect to waste reduction and recycling. No significant increase in solid waste generation is anticipated upon the implementation of the proposed project and no impacts will result.

Sources

- A to Z Engineering Inc. *Greencycle Site Plan*. June 6, 2016.
- City of Santa Fe Springs. *Final Environmental Impact Report [for the] City of Santa Fe Springs General Plan Update*.
- City of Santa Fe Springs, Urban Water Management Plan (2010-2014). *Department of Public Works, Utilities Services Division*. June 2011.
- Los Angeles County Sanitation Districts. www.lacsd.org/about/serviceareamap.asp.



ATTACHMENT 2 ENVIRONMENTAL ASSESSMENT EXHIBITS



EXHIBIT 1

LAND COVER IN THE PROJECT AREA

Source: Google Earth



Source: United States Geological Survey

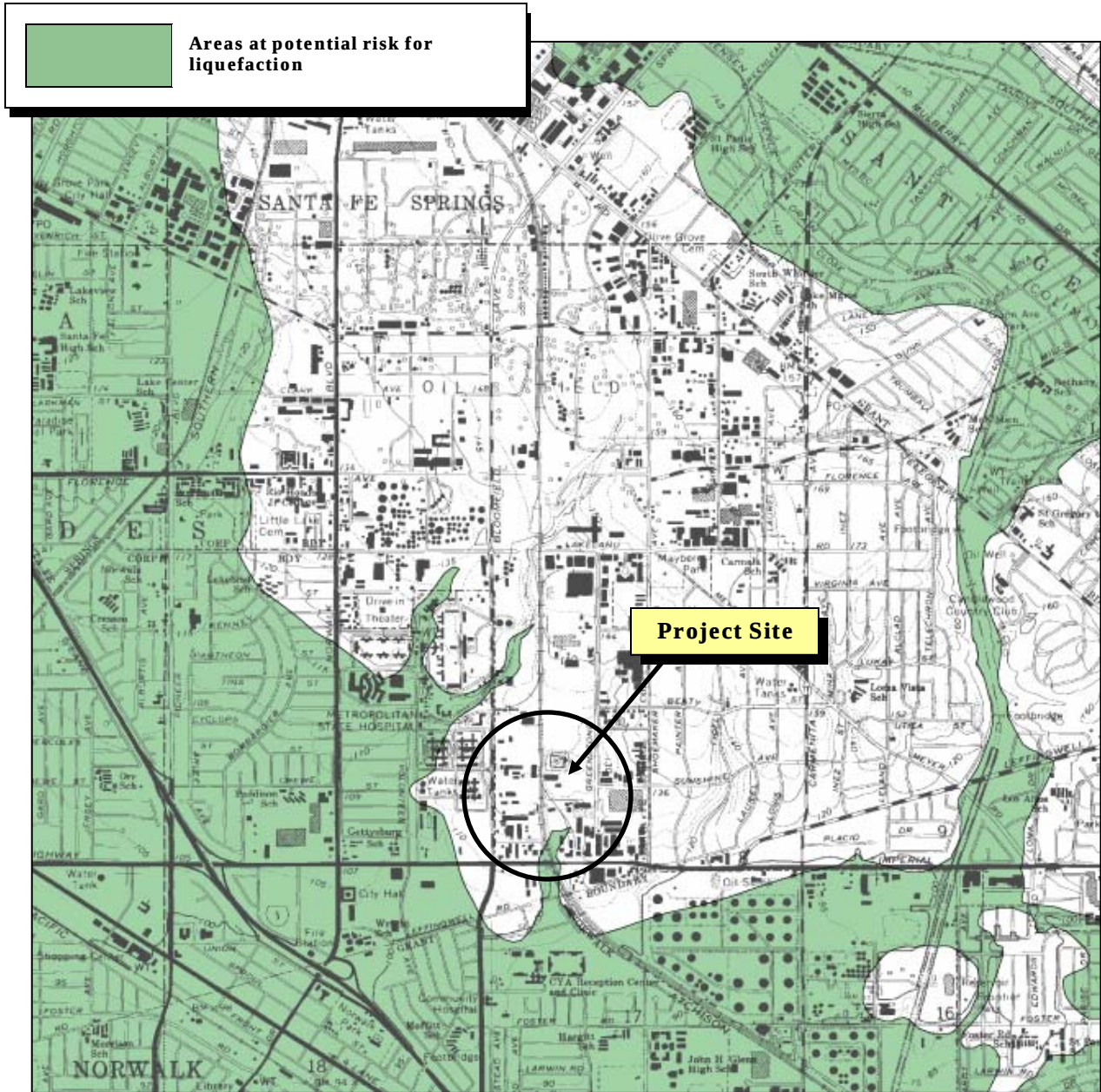


EXHIBIT 3
LIQUEFACTION MAP
Source: United States Geological Survey

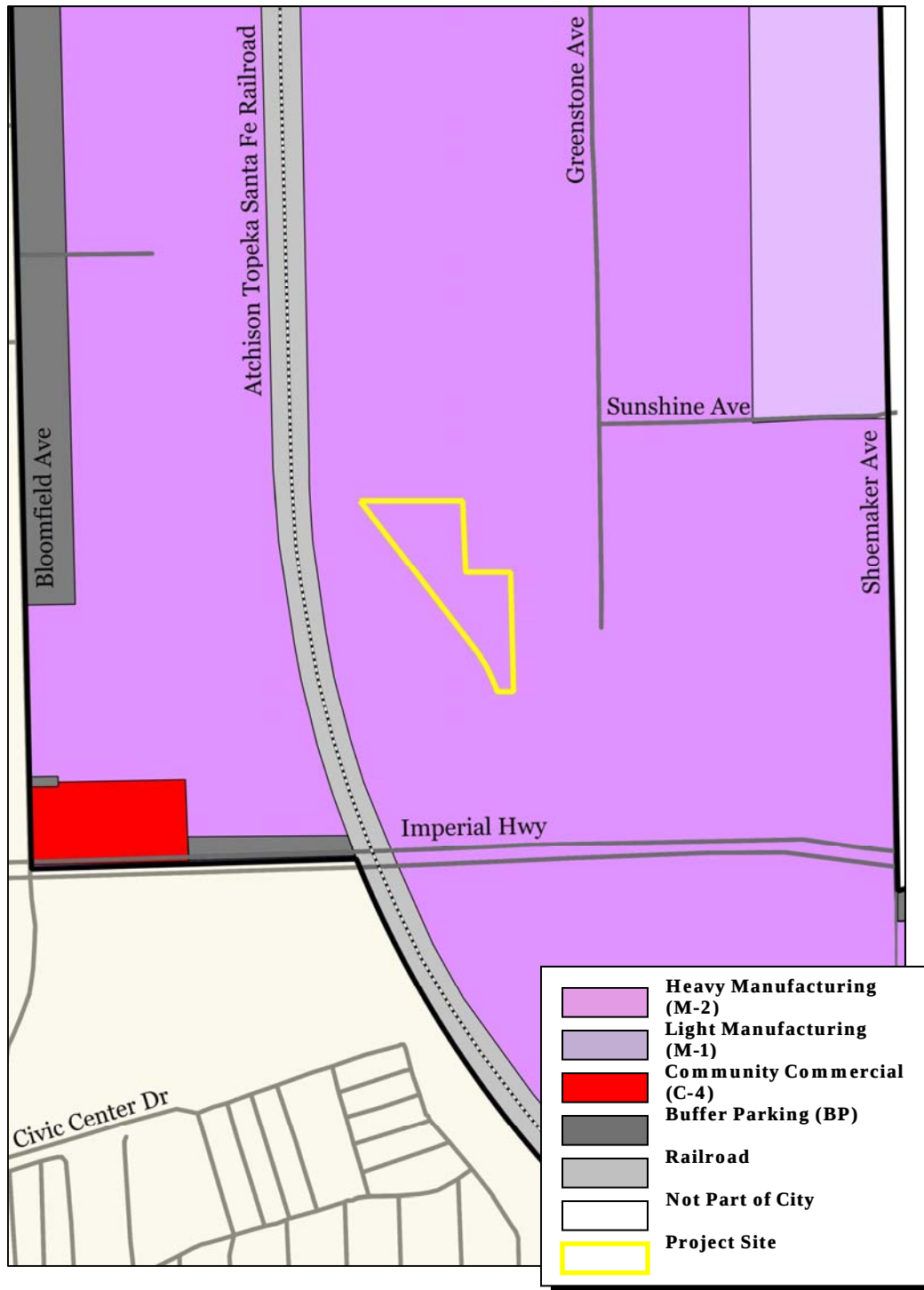


EXHIBIT 4 ZONING MAP

SOURCE: CITY OF SANTA FE SPRINGS ZONING MAP

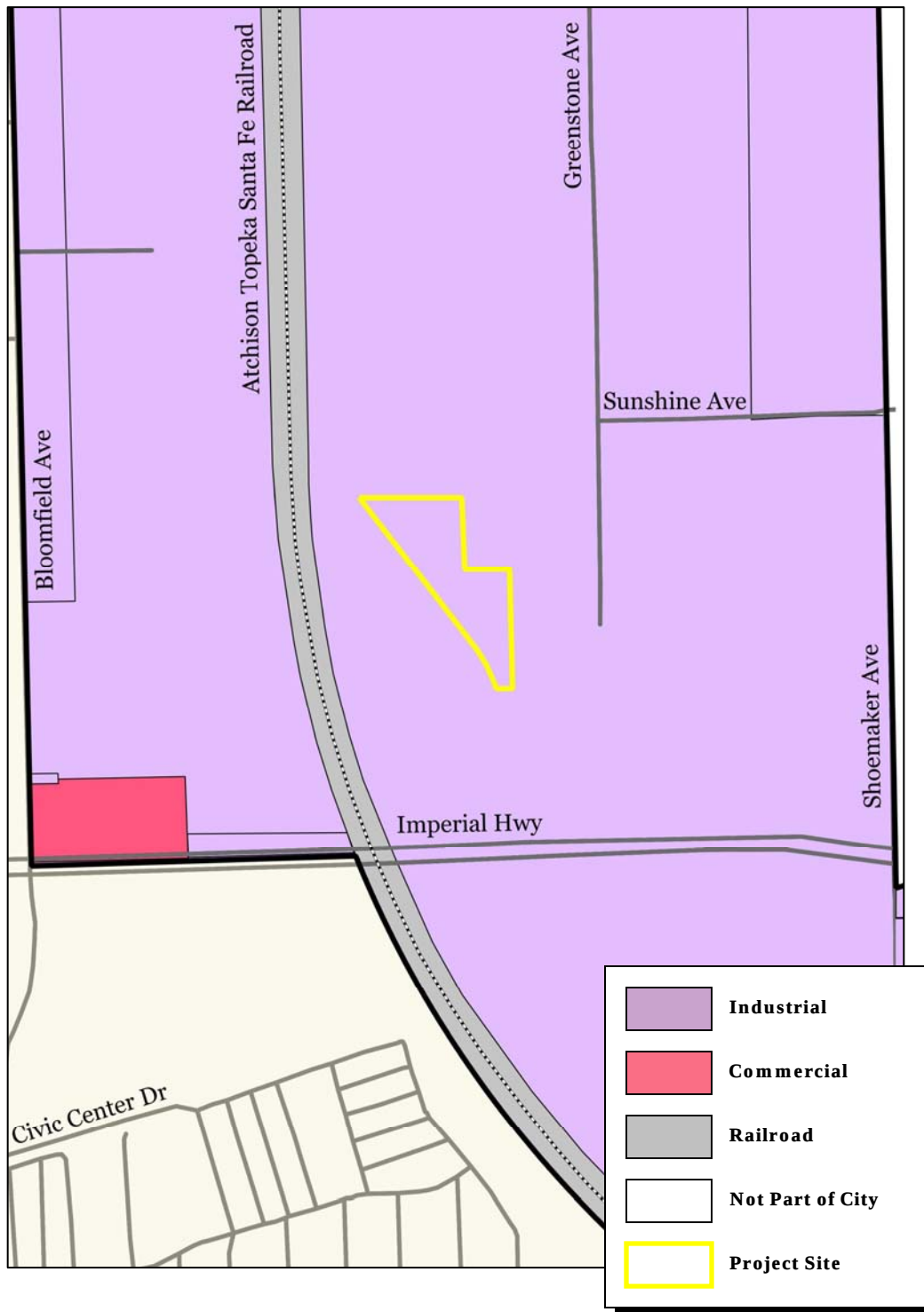


EXHIBIT 5
GENERAL PLAN LAND USE MAP
SOURCE: CITY OF SANTA FE SPRINGS GENERAL PLAN LAND USE MAP

**COMMENTS AND
RESPONSE TO COMMENTS
INITIAL STUDY AND
NEGATIVE DECLARATION**

**GREENCYCLE
AMENDMENT OF CONDITIONAL USE PERMIT (CUP)
No. 524
12815 IMPERIAL HIGHWAY
SANTA FE SPRINGS, CALIFORNIA**



LEAD AGENCY:

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

REPORT PREPARED BY:

**BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING
16388 E. COLIMA ROAD, SUITE 206J
HACIENDA HEIGHTS, CALIFORNIA 91745**

NOVEMBER 21, 2016

SFSP 040

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1. INTRODUCTION

The purpose of this report is to provide a record of the written comments that were received regarding the proposed Amendment to the existing Conditional Use Permit (CUP Case No. 524) to allow for the chipping and grinding of green waste, and the processing of construction, demolition, and other inert materials (CDI) within the existing Greencycle facility.

CUP Case No. 524 was originally approved by the City of Santa Fe Springs Planning Commission in 1995 and permitted the receiving and temporary stockpiling of green waste (garden clippings, tree trimmings, etc.) for containerization and shipment to an off-site green waste chipping and grinding plant. Chipping and grinding of green waste was prohibited within CUP 524. The approval of the CUP Amendment will allow Greencycle to conduct chipping and grinding operations on-site.

In addition to the chipping and grinding operations, the CUP amendment will allow the processing of CDI material. CDI materials include material such as concrete, wood waste, clay tiles, plastic, metal, dimensional lumber (framing lumber and studs), and dry wall. The processing of CDI material involves the separation of the material into piles based on material type, and the chipping and grinding of the appropriate wood waste material. Since green waste loads are often mixed with small quantities of CDI material, processing also involves combing out the CDI materials from the green waste material. CDI materials that can not be chipped and ground are then transported off-site for further processing. The CUP amendment, if approved, will allow the processing of up to 25 tons per day of CDI material.

The Initial Study and Negative Declaration (IS/ND) was circulated to both local agencies and the Office of Planning Research, State Clearinghouse for a period of 30 days that ended on November 7, 2016. During this circulation period, three letters were received that included comments regarding the proposed project and the IS/ND. These letters, the specific comments, and the response to these comments are provided herein. The letters that were received by the City include the following:

Kurt Anderson, Director of Community Development
City of Norwalk, Planning Division
Letter Dated November 2, 2016

Shannon Hill, Environmental Scientist
CalRecycle, Permitting and Assistance Branch – South Unit
Waste Permitting, Compliance and Mitigation Division
Letter Dated November 7, 2016

Dianna Watson, IGR/CEQA Branch Chief
Department of Transportation
District 7, Office of Regional Planning
Letter Dated November 7, 2016

2. COMMENT LETTER FROM THE CITY OF NORWALK

Letter Dated November 2, 2016

Mr. Kurt Anderson

City of Norwalk, Planning Division

Comment 1.

Thank you for the opportunity to comment on the proposed expansion of the Greencycle facility project located at 12815 Imperial Highway, Assessor Parcel Number 8026-041-039. The City has the following comments to offer in response to the Initial Study and Mitigated Negative Declaration that was prepared for the above referenced project:

Response 1.

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

Comment 2.

Section 3.16, Transportation and Circulation Section. The IS/MND does not fully address the Traffic and Circulation impacts in terms of potential routes to the site from the various roadways. Since access from the site may be gained via Norwalk controlled roadways on Imperial Highway and Bloomfield Avenue, discussion should be included of how these specific roadways may be impacted by the expansion of the Greencycle facility. If there are impacts found, mitigation measures will be necessary.

Response 2.

Page 55 of the IS/MND indicated the assumptions that were used to project future traffic generation that would result from the proposed green waste and CDI material processing activities. Based on these assumptions, the total maximum average daily truck trips will be 66 truck trip ends per day based on the combination of the maximum daily permitted capacity of green waste and CDI material that the facility will be permitted to process. This figure is based on a maximum case scenario because it assumes seven tons capacity of waste material per truck, a maximum green waste inbound tonnage of 200 tons per day, and a maximum CDI inbound tonnage of 25 tons per day.

Assuming ten percent of the traffic will occur during the morning (AM) and evening (PM) peak hour, an estimated seven truck trips will occur during these peak hours. This additional truck traffic is not significant and will not affect the level of service at any area intersection. Inbound and outbound traffic will most likely travel along Imperial Highway. Project-generated traffic is also expected to travel along Interstate 5 and major roadways in the vicinity, such as Bloomfield Avenue, Norwalk Boulevard, and Pioneer Boulevard. The amount of project-generated traffic is not expected to significantly affect any of these roadways.

Furthermore, the existing truck traffic will remain because the CUP Amendment will allow the continuation of the existing green waste processing operations. The CDI materials processing activities will result in limited truck trips (a maximum of four daily trips out of the 33 projected daily truck trips).

Comment 3.

Section 3.16, Transportation and Circulation Section. The IS/MND does not provide full analysis of the type of trip generation created by the proposed uses. While trip generation rates are included, they do not fully account for the quality of those trips. Specifically, the Greencycle facility has the capacity to generate vehicular traffic which includes up to 225 tons of waste per day (200 tons greenwaste and 25 tons CDI waste). Trips involving larger, heavier vehicles, especially those that conduct waste hauling will have greater impacts on roadway conditions than standard vehicles. Deterioration of roadway conditions based on the type of vehicular traffic should be analyzed. If there are impacts found, mitigation measures will be necessary.

Response 3.

The IS/ND considered the potential traffic generation from larger trucks. The analysis included in the IS/ND assumed that each transfer truck will have a maximum capacity of seven tons. Therefore, the number of trucks that will be required to meet the maximum permitted capacity of 200 tons per day (TPD) of green waste materials is 29 trucks; and the number of trucks that will be required to meet the maximum permitted capacity of 25 tons per day (TPD) of CDI materials is four trucks. The 33 truck trips are doubled to account for a *round trip* for the trucks. Therefore, a total of 66 transfer truck trip ends (or 33 round trips) are associated with truck traffic. Assuming ten percent of the traffic will occur during the morning (AM) and evening (PM) peak hour, an estimated seven truck trips will occur during these peak hours.

Fifty percent of the trucks that transport the green waste and CDI materials to the Greencycle site are non-commercial pick-up trucks with a flat bed and have an average weight of 4.25 tons when empty. The tonnage of the waste materials that the flat bed trucks can carry is between one-half of a ton and three-quarters of a ton. The largest trucks that transport the waste materials to the facility are 10-wheeler, 3-axle dump trucks that have an average weight of 10 tons when empty. These dump trucks can carry a maximum of seven tons of waste material. Therefore, the heaviest truck that will transport waste materials to the Greencycle facility will have a weight of 17 tons. The facility is located within a highly industrial area and is surrounded by heavily traveled roadways (many of which are arterial roadways) that are frequented by large semi-trailer trucks that may have a maximum weight of 40 tons when empty. Considering the number of project-generated trips, the weight of the trucks that will carry the waste material into the site, the amount of traffic that travels along the arterial roadways in the vicinity, and the typical weight of the semi-trailer trucks that travel the arterial roadways, the deterioration of roadway conditions in the vicinity will not be significant.

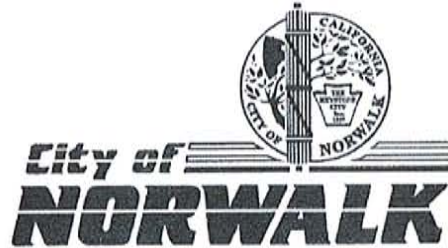
Comment 4.

These comments are based Draft IS/NMD dated October 5, 2016. Should you have any questions regarding these comments, please contact Beth Chow, Senior Planner of the Planning Division at (562) 929- 5744.

Response 4.

Comment is noted for the record. No response is required.

COMMENTS AND RESPONSE TO COMMENTS
CITY OF SANTA FE SPRINGS • INITIAL STUDY AND NEGATIVE DECLARATION
GREENCYCLE • 12815 IMPERIAL HIGHWAY



12700 NORWALK BLVD., P.O. BOX 1030, NORWALK, CA 90651-1030 • PHONE: 562/929-5700 • FACSIMILE: 562/929-5773 • WWW.NORWALK.ORG

November 2, 2016

Vince Velasco
City of Santa Fe Springs
11710 East Telegraph Road
Santa Fe Springs, CA 90670

Subject: CEQA Comments on IS/MND – Greencycle Facility – 12815 Imperial Highway

Dear Mr. Velasco:

Thank you for the opportunity to comment on the proposed expansion of the Greencycle facility project located at 12815 Imperial Highway, Assessor Parcel Number 8026-041-039. The City has the following comments to offer in response to the Initial Study and Mitigated Negative Declaration that was prepared for the above referenced project:

- 1) Section 3.16, Transportation and Circulation Section. The IS/MND does not fully address the Traffic and Circulation impacts in terms of potential routes to the site from the various roadways. Since access from the site may be gained via Norwalk controlled roadways on Imperial Highway and Bloomfield Avenue, discussion should be included of how these specific roadways may be impacted by the expansion of the Greencycle facility. If there are impacts found, mitigation measures will be necessary.
- 2) Section 3.16, Transportation and Circulation Section. The IS/MND does not provide full analysis of the type of trip generation created by the proposed uses. While trip generation rates are included, they do not fully account for the quality of those trips. Specifically, the Greencycle facility has the capacity to generate vehicular traffic which includes up to 225 tons of waste per day (200 tons greenwaste and 25 tons CDI waste). Trips involving larger, heavier vehicles, especially those that conduct waste hauling will have greater impacts on roadway conditions than standard vehicles. Deterioration of roadway conditions based on

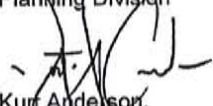
COMMENTS AND RESPONSE TO COMMENTS
CITY OF SANTA FE SPRINGS • INITIAL STUDY AND NEGATIVE DECLARATION
GREENCYCLE • 12815 IMPERIAL HIGHWAY

IS/MND Comments CR&R DTF
November 2, 2016
Page 2

the type of vehicular traffic should be analyzed. If there are impacts found, mitigation measures will be necessary.

These comments are based Draft IS/NMD dated October 5, 2016. Should you have any questions regarding these comments, please contact Beth Chow, Senior Planner of the Planning Division at (562) 929-5744.

Sincerely,
COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division



Kurt Anderson,
Director of Community Development

3. COMMENT LETTER FROM CALRECYCLE

Letter Dated November 7, 2016

Ms. Shannon Hill

CalRecycle

Comment 1.

Thank you for allowing the Department of Resources Recycling and Recovery (CalRecycle) staff to provide comments on the proposed project and for your agency's consideration of these comments as part of the California Environmental Quality Act (CEQA) process.

Response 1.

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

Comment 2.

The City of Santa Fe Springs Planning and Development Department, acting as Lead Agency, has prepared and circulated a Notice of Completion (NOC) of an Initial Study/Negative Declaration (IS/ND) in order to comply with CEQA and to provide information to, and solicit consultation with, Responsible Agencies in the approval of the proposed project.

The proposed GreenCycle Amendment of Conditional Use Permit (ACUP) No. 524 (proposed project) site is an existing facility located at 12815 Imperial Highway in the City of Santa Fe Springs, Assessor's Parcel Number (APN): 8026-041-039. The project site is approximately 1.8 acres, and the site is currently zoned for Heavy Manufacturing (M-2). The site is surrounded by the industrial uses on all sides.

The proposed project would allow for on-site chipping and grinding, which was previously prohibited by the Conditional Use Permit (CUP) for the site, and processing of up to 25 tons per day (TPD) of construction, demolition, and inert debris (CDI) material. The new activities would take place at an existing chipping and grinding operation.

Proposed project operations consist of continuing the existing operation of receiving up to 200 TPD of green materials from area municipalities, the public, and commercial sectors and sorting and storing the material in designated, concrete bunkers until it is chipped and ground and marketed to end users. Residential curbside green waste is not accepted at the site. In addition to existing operations, the proposed project would allow for the receipt and processing of up to 25 TPD of CDI material, including separating incidental CDI material from green waste loads. Processing the CDI material involves separating the material into piles based on type and subsequently chipping and grinding "appropriate wood waste" and transporting CDI material that cannot be chipped and ground offsite for further processing.

Response 2.

The comment is noted for the record. The aforementioned description of the proposed project's physical and operational characteristics is accurate.

Comment 3.

General Comment. Based on the information provided in the IS/ND, Enforcement Agency Notification and Operation Plan, and inspection reports to date, it seems the two existing operations (i.e., Chipping and Grinding Operation [≤ 200 TPD] and Small Volume CDI Debris Processing Operation [less than 25 TPD]) may be required to be combined under one permit, pursuant to Title 14, California Code of Regulations, Section 17383.1 (Multiple Wood Debris Chipping and Grinding Activities) (14 CCR 17383.1). You can search for the full text of this regulation by section on CalRecycle's website at the following link: <http://www.calrecycle.ca.gov/Laws/Regulations/search.htm>. Please contact the Los Angeles County Department of Public Health, Solid Waste Program at 626.430.5540 to discuss the regulatory requirements for the proposed project.

Response 3.

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

Comment 4.

Negative Declaration and 2.3.2 Project Description (Pages 3 and 14-15): Provide the proposed days and hours of operation. Subsection "D." under "Aesthetic Impacts" states that "...facility operations will take place within daylight hours," but not other information is provided in the document.

Response 4.

The Greencycle facility is open in between the hours of 6:30AM and 5:00PM, Monday through Saturday. Refer to Section 5 herein.

Comment 5.

1. Introduction and elsewhere throughout the document (Page 5, et seq.): It is stated that GreenCycle is a green waste receiving and transferring facility that receives and stockpiles green waste for containerization and shipment to an offsite green waste chipping and grinding plant. However, it is CalRecycle staff's understanding that the site has been operating as a chipping and grinding operation under an Enforcement Agency Notification provided to the Los Angeles County Department of Public Health, Solid Waste Program since 2007.

Response 5.

The requested clarification has been made by reference. Refer to Section 5 herein.

Comment 6.

Negative Declaration and elsewhere throughout the document (Page 3, 3rd paragraph, et seq.): It is stated that “The processing of CDI material involves the separation of the material into piles based on material type, and the chipping and grinding of the appropriate wood waste material.” What is “appropriate wood waste material”? Please clarify and/or describe. Refer to the definitions of “Construction and Demolition Wood Mulch” in 14 CCR 17381(f) and “Green Material” in 14 CCR 17852(e)(21). You can search for these regulations by section on CalRecycle’s website at the following link: <http://www.calrecycle.ca.gov/laws/Regulations/search.htm>.

Response 6.

CDI materials may include concrete, brick, inert debris, asphalt, wood waste, clay tiles, plastic, metal, ceramic, dimensional lumber, dry wall, and roof shingles. Some CDI materials may be chipped and ground along with the green waste materials (feedstock). These CDI materials include wood waste materials that are small and have similar qualities to the other green waste that is transferred to the facility for chipping and grinding. “Appropriate wood waste material” may include dimensional lumber and other select pieces of wood waste.

Comment 7.

Exhibit 8, Facility Site Plan (Page 16): The figure is not legible. It would be helpful to provide the figure on a larger page size, so the text is legible.

Response 7.

A larger scale facility site plan is provided in Section 5 herein. The digital PDF copy of the IS/MND will provide for a more legible facility site plan.

Comment 8.

Air Quality Impacts/B. (Page 25, 1st paragraph): It is stated that “the Greencycle facility has a 150-foot long, 15-foot high fence screen located along the westerly property line to serve as a barrier between the Greencycle property and the neighboring property.” What about the easterly property line to which the grinder is closer? Particulates could cause a nuisance on that adjoining property as well.

Response 8.

The grinding machine (a 2016 Morbark, Model 3200 Woodhog, with a tier 4f engine) that will be used on-site is designed to fully contain the chipped materials so they do not become airborne particulates. In addition, the chipping and grinding equipment is fitted with an internal water misting system as a means to further eliminate the potential release of airborne emissions during the chipping and grinding process. The CDI materials processed on-site are not a source of airborne emissions. The CDI processing that occurs on-site simply involves the recovery of the acceptable waste materials and their separation into piles based on the material type (e.g. concrete, plywood, metal, etc.). The CDI materials are then transported off-site for further processing.

Comment 9.

Hazards & Hazardous Materials Impacts/A. (Page 37, 2nd paragraph): It is stated that “A labeled storage locker is located on the northwest portion of the building for the storage of these incidental hazardous materials.” However, this locker is not shown on Exhibit 8, Facility Site Plan.

Response 9.

The labeled storage locker is not displayed on the facility site plan. However, the presence of the storage locker was confirmed on the site visit that was conducted on August 15, 2016.

Comment 10.

The Los Angeles County Department of Public Health, Solid Waste Program is the Local Enforcement Agency (LEA) for Los Angeles County and is responsible for providing regulatory oversight of solid waste handling activities, including green waste and construction, demolition and inert debris processing operations, relative to permitting and inspections. Please contact the LEA at 626.430.5540 to discuss the regulatory requirements for the proposed project.

Response 10.

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

Comment 11.

CalRecycle staff thanks the Lead Agency for the opportunity to review and comment on the environmental document and hopes that this comment letter will be useful to the Lead Agency preparing the IS/ND and in carrying out their responsibilities in the CEQA process.

CalRecycle staff requests copies of any subsequent environmental documents, copies of public notices and any Notices of Determination for this proposed project.

If the environmental document is adopted during a public hearing, CalRecycle staff requests 10 days advance notice of this hearing. If the document is adopted without a public hearing, CalRecycle staff requests 10 days advance notification of the date of the adoption and proposed project approval by the decision making body.

Response 11.

The comment is noted for the record. The public hearing for this project is scheduled for December 12, 2016 at 6:00 PM in the City of Santa Fe Springs Council Chambers.

COMMENTS AND RESPONSE TO COMMENTS
CITY OF SANTA FE SPRINGS • INITIAL STUDY AND NEGATIVE DECLARATION
GREENCYCLE • 12815 IMPERIAL HIGHWAY

California Environmental Protection Agency

Edmund G. Brown Jr., Governor



DEPARTMENT OF RESOURCES RECYCLING AND RECOVERY

1001 I STREET, SACRAMENTO, CALIFORNIA 95814 • WWW.CALRECYCLE.CA.GOV • (916) 322-4027
P.O. BOX 4025, SACRAMENTO, CALIFORNIA 95812

November 7, 2016

Mr. Vince Velasco, Planning Intern
City of Santa Fe Springs
Planning and Development Department
11710 East Telegraph Road
Santa Fe Springs, CA 90670

Governor's Office of Planning & Research
NOV 07 2016
STATE CLEARINGHOUSE

Subject: SCH No. 2016101026 –Initial Study/Negative Declaration for GreenCycle Amendment of Conditional Use Permit (ACUP) No. 524, SWIS No. 19-AA-1093 and 19-AA-1141 – Los Angeles County

Dear Mr. Velasco:

Thank you for allowing the Department of Resources Recycling and Recovery (CalRecycle) staff to provide comments on the proposed project and for your agency's consideration of these comments as part of the California Environmental Quality Act (CEQA) process.

PROJECT DESCRIPTION

The City of Santa Fe Springs Planning and Development Department, acting as Lead Agency, has prepared and circulated a Notice of Completion (NOC) of an Initial Study/Negative Declaration (IS/ND) in order to comply with CEQA and to provide information to, and solicit consultation with, Responsible Agencies in the approval of the proposed project.

The proposed GreenCycle Amendment of Conditional Use Permit (ACUP) No. 524 (proposed project) site is an existing facility located at 12815 Imperial Highway in the City of Santa Fe Springs, Assessor's Parcel Number (APN): 8028-041-039. The project site is approximately 1.8 acres, and the site is currently zoned for Heavy Manufacturing (M-2). The site is surrounded by the industrial uses on all sides.

The proposed project would allow for on-site chipping and grinding, which was previously prohibited by the Conditional Use Permit (CUP) for the site, and processing of up to 25 tons per day (TPD) of construction, demolition, and inert debris (CDI) material. The new activities would take place at an existing green waste chipping and grinding operation.

Proposed project operations consist of continuing the existing operation of receiving up to 200 TPD of green materials from area municipalities, the public, and commercial sectors and sorting and storing the material in designated, concrete bunkers until it is chipped and ground and marketed to end users. Residential curbside green waste is not accepted at the site. In addition to existing operations, the proposed project would allow for the receipt and processing of up to 25 TPD of CDI material, including separating incidental CDI material from green waste loads. Processing the CDI material involves separating the material into piles based on type and subsequently chipping and grinding "appropriate wood waste" and transporting CDI material that cannot be chipped and ground offsite for further processing.

♻️
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COMMENTS AND RESPONSE TO COMMENTS
CITY OF SANTA FE SPRINGS • INITIAL STUDY AND NEGATIVE DECLARATION
GREENCYCLE • 12815 IMPERIAL HIGHWAY

IS/ND for GreenCycle Amendment of Conditional Use Permit (ACUP) No. 524
November 7, 2016
Page 2 of 4

COMMENTS

CalRecycle staff's comments on the proposed project are summarized in the table below. Where a specific location in the document is noted for the comment, please ensure the comment is addressed throughout all sections of the IS/ND, in addition to the specific location noted.

Chapter/Section	Page and Location	Comment
General comment	N/A	Based on the information provided in the IS/ND, Enforcement Agency Notification and Operation Plan, and inspection reports to date, it seems the two existing operations (i.e., Chipping and Grinding Operation [≤ 200 TPD] and Small Volume CDI Debris Processing Operation [less than 25 TPD]) may be required to be combined under one permit, pursuant to Title 14, California Code of Regulations, Section 17383.1 (Multiple Wood Debris Chipping and Grinding Activities) (14 CCR 17383.1). You can search for the full text of this regulation by section on CalRecycle's website at the following link: http://www.calrecycle.ca.gov/Laws/Regulations/search.htm . Please contact the Los Angeles County Department of Public Health, Solid Waste Program at 626.430.5540 to discuss the regulatory requirements for the proposed project.
Negative Declaration and 2.3.2 Project Description	Pages 3 and 14-15	Provide the proposed days and hours of operation. Subsection "D," under "Aesthetic Impacts" states that "...facility operations will take place within daylight hours," but no other information is provided in the document.
1. Introduction and elsewhere throughout the document	Page 5, et seq.	It is stated that GreenCycle is a green waste receiving and transferring facility that receives and stockpiles green waste for containerization and shipment to an offsite green waste chipping and grinding plant. However, it is CalRecycle staff's understanding that the site has been operating as a chipping and grinding operation under an Enforcement Agency Notification provided to the Los Angeles County Department of Public Health, Solid Waste Program since 2007.
Negative Declaration and elsewhere throughout the document	Page 3, 3 rd paragraph, et seq.	It is stated that "The processing of CDI material involves the separation of the material into piles based on material type, and the chipping and grinding of the appropriate wood waste material." What is "appropriate wood waste material"? Please clarify and/or describe. Refer to the definitions of "Construction and Demolition Wood Mulch" in 14 CCR 17381(f) and "Green Material" in 14 CCR 17852(e)(21). You can search for these regulations by section on CalRecycle's website at the following link: http://www.calrecycle.ca.gov/Laws/Regulations/search.htm .

COMMENTS AND RESPONSE TO COMMENTS
CITY OF SANTA FE SPRINGS • INITIAL STUDY AND NEGATIVE DECLARATION
GREENCYCLE • 12815 IMPERIAL HIGHWAY

IS/ND for GreenCycle Amendment of Conditional Use Permit (ACUP) No. 524
November 7, 2016
Page 3 of 4

Chapter/Section	Page and Location	Comment
Exhibit 8, Facility Site Plan	Page 16	The figure is not legible. It would be helpful to provide the figure on a larger page size, so the text is legible.
Air Quality Impacts/B.	Page 25, 1 st paragraph	It is stated that "the Greencycle facility has a 150-foot long, 15-foot high fence screen located along the westerly property line to serve as a barrier between the Greencycle property and the neighboring property." What about the easterly property line, to which the grinder is closer? Particulates could cause a nuisance on that adjoining property as well.
Hazards & Hazardous Materials Impacts/A.	Page 37, 2 nd paragraph	It is stated that "A labeled storage locker is located on the northwest portion of the building for the storage of these incidental hazardous materials." However, this locker is not shown on Exhibit 8, Facility Site Plan.

Solid Waste Regulatory Oversight

The Los Angeles County Department of Public Health, Solid Waste Program is the Local Enforcement Agency (LEA) for Los Angeles County and is responsible for providing regulatory oversight of solid waste handling activities, including green waste and construction, demolition and inert debris processing operations, relative to permitting and inspections. Please contact the LEA at 626.430.5540 to discuss the regulatory requirements for the proposed project.

CONCLUSION

CalRecycle staff thanks the Lead Agency for the opportunity to review and comment on the environmental document and hopes that this comment letter will be useful to the Lead Agency preparing the final IS/ND and in carrying out their responsibilities in the CEQA process.

CalRecycle staff requests copies of any subsequent environmental documents, copies of public notices and any Notices of Determination for this proposed project.

If the environmental document is adopted during a public hearing, CalRecycle staff requests 10 days advance notice of this hearing. If the document is adopted without a public hearing, CalRecycle staff requests 10 days advance notification of the date of the adoption and proposed project approval by the decision making body.

If you have any questions regarding these comments, please contact me at 916.341.6174 or by e-mail at shannon.hill@calrecycle.ca.gov.

COMMENTS AND RESPONSE TO COMMENTS
CITY OF SANTA FE SPRINGS • INITIAL STUDY AND NEGATIVE DECLARATION
GREENCYCLE • 12815 IMPERIAL HIGHWAY

IS/ND for GreenCycle Amendment of Conditional Use Permit (ACUP) No. 524
November 7, 2016
Page 4 of 4

Sincerely,

A handwritten signature in blue ink, appearing to read "Shannon Hill", is written over a horizontal line.

Shannon Hill, Environmental Scientist
Permitting & Assistance Branch – South Unit
Waste Permitting, Compliance & Mitigation Division
CalRecycle

cc: Virginia Rosales, Supervisor
Permitting & Assistance Branch – South Unit

Dee Hanson-Lugo, Supervisor
Los Angeles County, Department of Public Health, Solid Waste Program (LEA)

4. COMMENT LETTER FROM THE DEPARTMENT OF TRANSPORTATION (CALTRANS)

Letter Dated November 7, 2016
Ms. Dianna Watson
Department of Transportation

Comment 1.

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Greencycle Amendment of Conditional Use Permit (ACUP) No. 524.

The CUP amendment will allow for the processing of CDI material. CDI materials include material such as concrete, wood waste, clay tiles, plastic, metal, dimensional lumber (framing lumber and studs), and dry wall. The processing of CDI material involves the separation of the material into piles based on material type, and the chipping and grinding of the appropriate wood waste material.

Response 1.

In addition to allowing for the processing of CDI material, the approval of the CUP Amendment will allow chipping and grinding operations on-site. The remainder of the aforementioned description of the proposed project's physical and operational characteristics is accurate.

Comment 2.

Caltrans does not expect project approval to result in a direct adverse impact to existing State transportation facilities. However, we have concerns regarding the large trucks that will be traveling to and from your location via Interstate-5. Turn radii at the on/off ramps may not be adequate depending on vehicle size. This should be analyzed and if needed please provide new truck routes.

Response 2.

The Greencycle facility is an existing and operating facility. Inbound and outbound trucks currently transport green waste materials. The approval of the CDI waste processing is projected to generate a maximum of four daily trips. Currently, 50% of the trucks that transport green waste materials to the site are non-commercial pick-up trucks and have an average weight of 4.25 tons when empty and an average length of 18 feet. The largest trucks that transport green waste materials to the facility are 10-wheel, 3-axle dump trucks that have an average weight of 10 tons when empty and an average length of 25 feet. No oversized trucks will be transporting waste materials to the Greencycle site.

The facility is located within an industrial area and is surrounded by heavily traveled roadways (many of which are arterial roadways). The site is located 0.9 miles northeast of Interstate-5, which is frequented by semi-trailer trucks that may have a maximum length of 57 feet. Comparing the length of the semi-trailer trucks that currently travel on the Interstate-5 against the length of the trucks that will be transporting waste materials to the facility, the turn radii at the I-5 on/off ramps will not present an impact.

COMMENTS AND RESPONSE TO COMMENTS
CITY OF SANTA FE SPRINGS • INITIAL STUDY AND NEGATIVE DECLARATION
GREENCYCLE • 12815 IMPERIAL HIGHWAY

STATE OF CALIFORNIA—BUSINESS, TRANSPORTATION AND HOUSING AGENCY

EDMUND G. BROWN, JR., Governor

DEPARTMENT OF TRANSPORTATION
DISTRICT 7, OFFICE OF REGIONAL PLANNING
IGR/CEQA BRANCH
100 MAIN STREET, MS # 16
LOS ANGELES, CA 90012-3606
PHONE: (213) 897-0219
FAX: (213) 897-1337



Serious drought
Help save water!

November 7, 2016

Mr. Vince Velasco
City of Santa Fe Springs Planning & Development Department
11710 Telegraph Road
Santa Fe Springs, CA 90670

Re: Greencycle Amendment of Conditional
Use Permit (ACUP) No. 524
Vic: LA-5/4.07
SCH# 2016101026
GTS# LA-2016-00217ME-ND

Dear Mr. Velasco:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Greencycle Amendment of Conditional Use Permit (ACUP) No. 524.

The CUP amendment will allow for the processing of CDI material. CDI materials include material such as concrete, wood waste, clay tiles, plastic, metal, dimensional lumber (framing lumber and studs), and dry wall. The processing of CDI material involves the separation of the material into piles based on material type, and the chipping and grinding of the appropriate wood waste material.

Caltrans does not expect project approval to result in a direct adverse impact to existing State transportation facilities. However, we have concerns regarding the large trucks that will be traveling to and from your location via Interstate-5. Turn radii at the on/off ramps may not be adequate depending on vehicle size. This should be analyzed and if needed please provide new truck routes.

In the spirit of mutual cooperation, Caltrans staff is available to work with your planners and traffic engineers for this project, if needed. If you have any questions regarding these comments, please contact project coordinator Ms. Miya Edmonson, at (213) 897-6536 and refer to GTS# LA-2016-00217ME.

Sincerely,

DIANNA WATSON
IGR/CEQA Branch Chief

cc: Scott Morgan, State Clearinghouse

*"Provide a safe, sustainable, integrated and efficient transportation system
to enhance California's economy and livability"*

5. REVISIONS AND/OR CORRECTIONS TO THE IS/MND

There were comments received that requested clarifications or changes to be made to the circulated Draft IS/MND. This section identifies those revisions that should be made to the draft IS/MND by reference. These revisions will be incorporated into the record as part of this Comments and Response to Comments document. None of these changes will affect the conclusions of the IS/MND nor require any additional mitigation beyond that identified.

CalRecycle, Comment 4.

Negative Declaration and 2.3.2 Project Description (Pages 3 and 14-15): Provide the proposed days and hours of operation. Subsection "D." under "Aesthetic Impacts" states that "...facility operations will take place within daylight hours," but not other information is provided in the document.

The Greencycle facility is open between the hours of 6:30AM to 5:00PM, Monday through Saturday.

CalRecycle, Comment 5.

1. Introduction and elsewhere throughout the document (Page 5, et seq.): It is stated that GreenCycle is a green waste receiving and transferring facility that receives and stockpiles green waste for containerization and shipment to an offsite green waste chipping and grinding plant. However, it is CalRecycle staff's understanding that the site has been operating as a chipping and grinding operation under an Enforcement Agency Notification provided to the Los Angeles County Department of Public Health, Solid Waste Program since 2007.

The aforementioned requested change was made by reference.

CalRecycle, Comment 6.

Negative Declaration and elsewhere throughout the document (Page 3, 3rd paragraph, et seq.): It is stated that "The processing of CDI material involves the separation of the material into piles based on material type, and the chipping and grinding of the appropriate wood waste material." What is "appropriate wood waste material"? Please clarify and/or describe. Refer to the definitions of "Construction and Demolition Wood Mulch" in 14 CCR 17381(f) and "Green Material" in 14 CCR 17852(e)(21). You can search for these regulations by section on CalRecycle's website at the following link: <http://www.calrecycle.ca.gov/laws/Regulations/search.htm>.

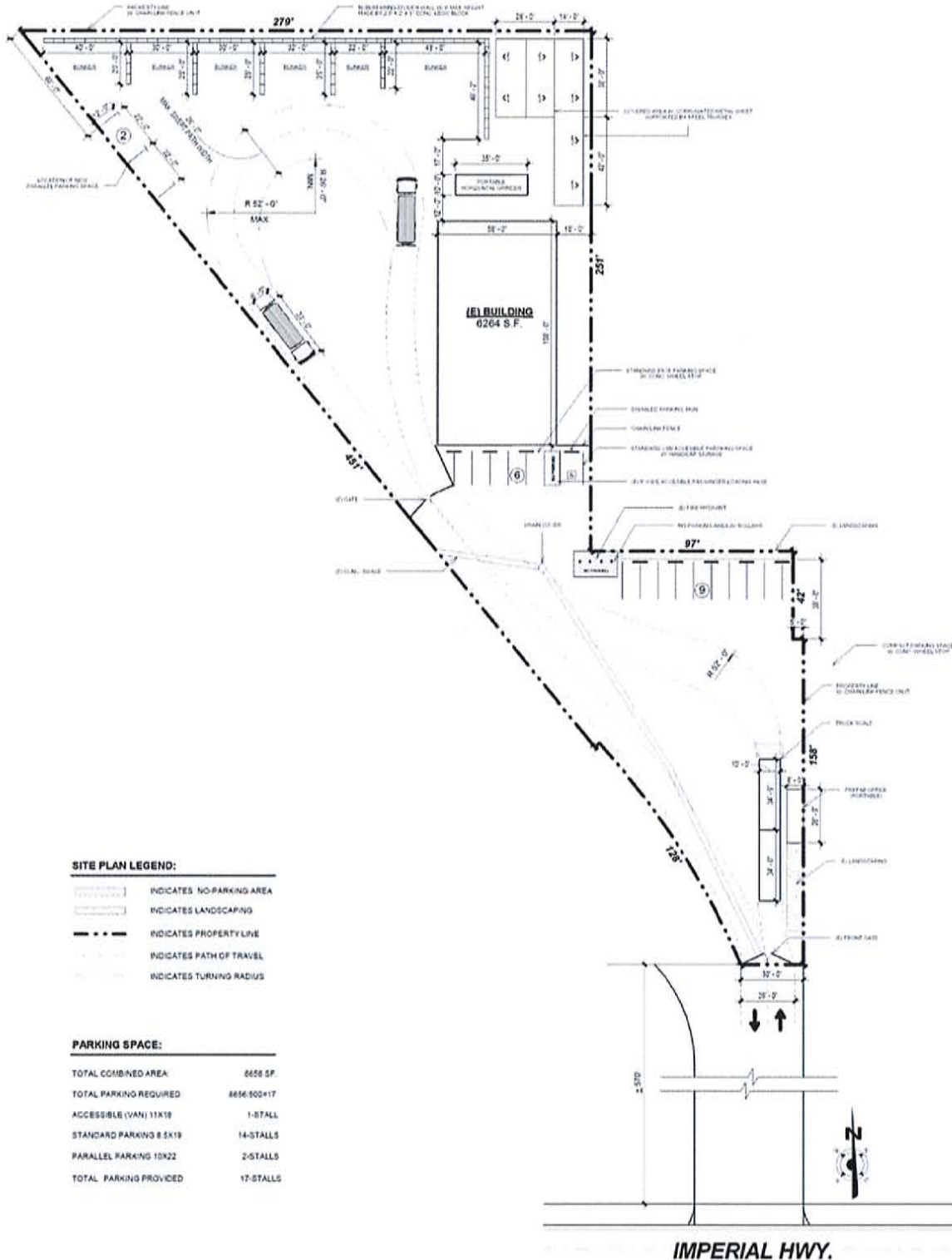
"Appropriate wood waste material" may include dimensional lumber and other select pieces of wood waste that are small and have similar qualities to the other green waste that is transferred to the facility for chipping and grinding.

CalRecycle, Comment 7.

Exhibit 8, Facility Site Plan (Page 16): The figure is not legible. It would be helpful to provide the figure on a larger page size, so the text is legible.

A larger scale facility site plan is provided on the next page. The digital PDF copy of the IS/MND will provide for a more legible facility site plan.

COMMENTS AND RESPONSE TO COMMENTS
CITY OF SANTA FE SPRINGS • INITIAL STUDY AND NEGATIVE DECLARATION
GREENCYCLE • 12815 IMPERIAL HIGHWAY



FACILITY SITE PLAN
Source: Quantum GIS



City of Santa Fe Springs

Planning Commission Meeting

December 12, 2016

PUBLIC HEARING

Amendment Of Conditional Use Permit Case No. 654

A request for approval to include light vehicle repair and preventative maintenance as part of the existing ambulance service use located at 12160 Mora Drive in the M-2, Heavy Manufacturing Zone. (Care Ambulance Service)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Open the Public Hearing and receive any comments from the public regarding Amendment of Conditional Use Permit (CUP) Case No. 654 and, thereafter, close the Public Hearing; and
2. Find and determine that Amendment of CUP Case No. 654 will be harmonious with adjoining properties and surrounding uses in the area and therefore will not be detrimental to persons or properties in the surrounding area or to the City in general; and
3. Find that the applicant's request meets the criteria set forth in §155.716 of the Zoning Regulations, for the granting of a Conditional Use Permit; and
4. Find that Amendment of CUP Case No. 654 meets the criteria for "Existing Facilities" pursuant to the California Environmental Quality Act (CEQA); therefore, the proposed project is determined to be a categorically-exempt project pursuant to Section 15301-Class 1 of CEQA; consequently, no other environmental documents are required by law; and
5. Approve Amendment of Conditional Use Permit 654, subject to a compliance review in one (1) year, on or before December 12, 2017, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

BACKGROUND

The Planning Commission approved Conditional Use Permit Case No. 654 on April 24, 2006 to authorize the establishment, operation and maintenance of an ambulance service within a 22,815 sq. ft. building on a 1.3-acre parcel located at 12160 Mora Drive. At that time, Care Ambulance Service had just been awarded a ten-year contract by the Los Angeles County Board of Supervisors to be the sole ambulance service provider in Exclusive Operating Area 5, which includes Santa Fe

Springs and the surrounding southeast Los Angeles County area. Subsequent CUP time extensions were granted in 2009 and 2013.

Exclusive Operating Area 5 is served by approximately 60 ambulances dispatched out of 20 locations throughout the region. The Care Ambulance Service property in Santa Fe Springs serves as the area hub, with centralized ambulance staging, related administrative and dispatch offices, as well as an employee kitchen and locker room. Half of the area's ambulances are housed at the Santa Fe Springs facility, and the remaining 30 ambulances are housed at Care's other facilities throughout the area. On a typical workday, 42 people are based out of the facility: two 24-hour ambulance crews (4 people), eight (8) administrative personnel, and thirty (30) Emergency Medical Technicians (EMTs) and Paramedics. The 30 EMT and Paramedic personnel park their personal vehicles at the facility, then drive off in ambulances to various locations throughout Los Angeles County. Because personnel are deployed in shifts, no more than 20 ambulances are parked at the facility at any one time. At most, 62 parking spaces are required to accommodate staff and ambulance parking at any one time. The property provides 59 outdoor parking stalls, and a warehouse ventilation system installed in 2010 allows for several vehicles and ambulances to be parked indoors. Therefore, the property has sufficient parking to accommodate all personal and company vehicles.

REQUEST

In early October 2016, the Los Angeles County Board of Supervisors voted to renew the contract with Care Ambulance Service, awarding Care an additional ten years as the sole ambulance service provider in Exclusive Operating Area 5. As a condition of the contract, the County required Care to reduce ambulance downtime to ensure a consistent level of readiness.

Currently, all vehicle maintenance and repairs are conducted at Care's headquarters in the City of Orange. Ambulances, supervisor vehicles, and disaster support vehicles from Exclusive Operating Area 5 are temporarily taken out of service to be driven to the City of Orange for maintenance and repairs. Each maintenance trip takes a vehicle out of service for approximately three hours. To cut down on the vehicle downtime, Care Ambulance Service is requesting approval to initiate light vehicle repair and preventative maintenance out of their Santa Fe Springs facility. Services will include tire rotations, tire replacement, lamp and signal replacement, brake inspection and replacement, and oil changes. All "heavy" maintenance work will still occur at Care's headquarters in the City of Orange. Since the existing building is already equipped with a ventilation system, the only building modifications required to initiate light vehicle repair will be to install vehicle lifts and air compressors within the warehouse portion of the building. Care will have one full-time mechanic on site to maintain the Exclusive Operating Area 5 fleet, and all repair and maintenance work will be completed indoors.

ZONING CODE REQUIREMENT

Section 155.211(O) of the City's Zoning Ordinance lists auto repair garages as a principal permitted use in the M-1, Light Manufacturing Zone, provided all work is conducted within a completely enclosed structure. Section 155.241(A) states any use listed as a permitted use in the M-1 Zone is also a principal permitted use in the M-2, Heavy Manufacturing Zone. While the proposed use is considered a principal permitted use, Section 155.243(J)(1) lists an ambulance service use as a conditional use activity in the M-2, Heavy Manufacturing Zone. Since the proposed auto repair use is associated with an ambulance service fleet, a Conditional Use Permit must first be granted by the Planning Commission before auto repair activities can be established.

STREETS AND HIGHWAYS

The subject property is located on Mora Drive within the Heritage Corporate Center. Mora Drive is a local street; however the site is approximately 250 feet west of Norwalk Boulevard, a designated "Major Highway" within the Circulation Element of the City's General Plan. Both streets are capable of accommodating the relatively minor contribution of vehicle trips generated by the subject ambulance use.

ZONING AND LAND USE

The project site is zoned M-2, Heavy Manufacturing. All properties immediately adjacent to the subject site are also zoned M-2, Heavy Manufacturing. The surrounding properties are developed with manufacturing, industrial and professional office uses. Multi-family housing units at The Villages at Heritage Springs, zoned R-3-PD, are located across Norwalk Boulevard to the east.

The property has a General Plan Land Use designation of Industrial. Properties west, south and east of the property also have a General Plan Land Use designation of Industrial, while properties to the north have a designation of Business Park.

ENVIRONMENTAL DOCUMENTS

Staff finds that the proposed project meets the criteria for a categorical exemption pursuant to the California Environmental Quality Act (CEQA), Section 15301-Class 1 (Existing Facilities). Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

Consequently, staff finds that no further environmental documents are required for CEQA purposes. If the Planning Commission agrees, Staff intends to file a Notice of Exemption (NOE) with the County Clerk within five (5) days following the Planning Commission action.

LEGAL NOTICE OF PUBLIC HEARING

This matter was set for Public Hearing in accordance with the requirements of 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 Amendment to CUP 654 were sent by first class mail on December 1, 2016 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 December 1, 2016, as required by the State Zoning and Development Laws.

To date, staff has not received any correspondence from the surrounding property owners that received the notice nor has anyone called or inquired at the public counter upon viewing the posted notice.

CONSIDERATIONS

As mentioned previously, auto repair is a principal permitted use in the M-2, Heavy Manufacturing Zone, but Section 155.243 (J)(1) states an ambulance service may be allowed only after a valid conditional use permit has first been obtained. Since the auto repair use is tied to an ambulance service fleet, a conditional use permit is required.

In accordance with Section 155.716 of the City's Zoning Regulations, before granting a Conditional Use Permit, the Commission shall:

- 1) *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.*

The subject site is located within the M-2, Heavy Manufacturing Zone and has a General Plan land use designation of Industrial. It is surrounded by various manufacturing, industrial, and office uses. Care Ambulance Services has occupied the 22,815 sq. ft. building since 2006 for their ambulance service operations.

An existing condition of approval prohibits Care ambulances from activating sirens or other "Code 3" audible alarms until they reach Telegraph Road (when accessed via Heritage Park Drive), Norwalk Boulevard (when accessed via Mora Drive) or Florence Avenue (when accessed via Hathaway Drive) to minimize noise impacts on neighbors. New conditions have been added to prevent wastes and pollutants associated with automotive maintenance and repair from impacting the environment surrounding the facility.

Therefore, if conducted in strict compliance with the conditions of approval and the City's municipal code, staff finds that the proposed auto repair use will be harmonious with adjoining properties and surrounding uses in the area and therefore will not be detrimental to persons or property in the immediate vicinity.

- 2) Give due consideration to the appearance of any proposed structure and may require revised architectural treatment if deemed necessary to preserve the general appearance and welfare of the community.

The subject property is improved with an existing 22,815 sq. ft. concrete tilt-up building on a 1.3-acre parcel. The proposed use will occur inside the building and no exterior modifications are proposed. Therefore, the project will have no aesthetic impact on the surrounding properties.

STAFF REMARKS

Staff finds that if the ambulance service and proposed auto repair use is conducted in strict compliance with the conditions of approval, the use will remain compatible with surrounding developments and not pose a nuisance or risk to the public or environment. Therefore, staff recommends approval of the applicant's request to amend CUP No. 654, subject to a compliance review in one year to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

CONDITIONS OF APPROVAL

NOTE: Changes to existing conditions are provided as a strike-through or bold.

WASTE MANAGEMENT:

(Contact: Teresa Cavallo 562-868-0511 x 7309)

1. That the applicant shall comply with Section 50.51 of the Municipal Code which prohibits any business or resident from contracting any solid waste disposal company that does not hold a current permit from the City. **(New)**
2. 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. **(New)**

FIRE DEPARTMENT – FIRE PREVENTION DIVISION

(Contact – Brian Reparuk: 562-944-9713 x3716)

3. That ambulance vehicles and related emergency response vehicles belonging to the use shall not activate a siren or other "Code 3" audible alarm on the subject property or along any adjoining local street or private property until said vehicle reaches the intersection of Telegraph Road, Norwalk Boulevard or Florence Avenue. **(Ongoing)**
4. That the applicant shall obtain an Industrial General Storm Water Permit from the State Water Resources Control Board through the Storm Water Multiple Application and Report Tracking System (SMARTS) database

system

(<https://smarts.waterboards.ca.gov/smarts/faces/SwSmartsLogin.xhtml>)

prior to beginning vehicle maintenance operations. (New)

5. **That the applicant shall obtain a hazardous waste generator ID number from the Department of Toxic Substances Control Board (DTSC) before generating any waste oil or other hazardous waste. (New)**
6. **That the applicant shall update the hazardous material inventory information and site map in the California Environmental Reporting System (<http://cers.calepa.ca.gov/>) if new hazardous materials will be stored on-site as part of the vehicle maintenance operation. (New)**

PLANNING AND DEVELOPMENT DEPARTMENT

(Contact – Laurel Reimer: 562-868-0511 x 7354)

7. **That any proposed signage for the use shall comply with Section 155.515 of the City Code of Ordinances and the related Sign Guidelines of the City. (Ongoing)**
8. **That all ambulance vehicles and related emergency response vehicles shall be parked behind the building at all times; the front parking lot spaces shall be reserved exclusively for use by employee and visitor vehicles. No portion of the required off-street parking area shall be used for outdoor storage or any type, manufacturing or similar uses, or the parking of inoperative vehicles at any time. (Ongoing)**
9. **That no parking of ambulances, trucks or any other type of vehicles shall be allowed alongside the east side of the building to avoid compromising the width of the fire line. (New)**
10. **That the parking lot shall be maintained in a state of good appearance at all times. (Ongoing)**
11. **That the applicant shall submit a \$75 check, made payable to “Los Angeles County,” to the Planning Department to file a Categorical Exemption from the California Environmental Quality Act within four (4) days of Planning Commission approval. (New)**
12. **That Conditional Use Permit Case No. 654 shall be subject to a compliance review in one (1) year, no later than December 12, 2017, to ensure the subject direct transfer use is still operating in strict compliance with the conditions of approval as stated in the staff report. Approximately, three (3) months before December 12, 2017, the applicant shall request in writing**

that the City review the circumstances of the case and consider a further extension of the privileges granted herein. **(Revised wording)**

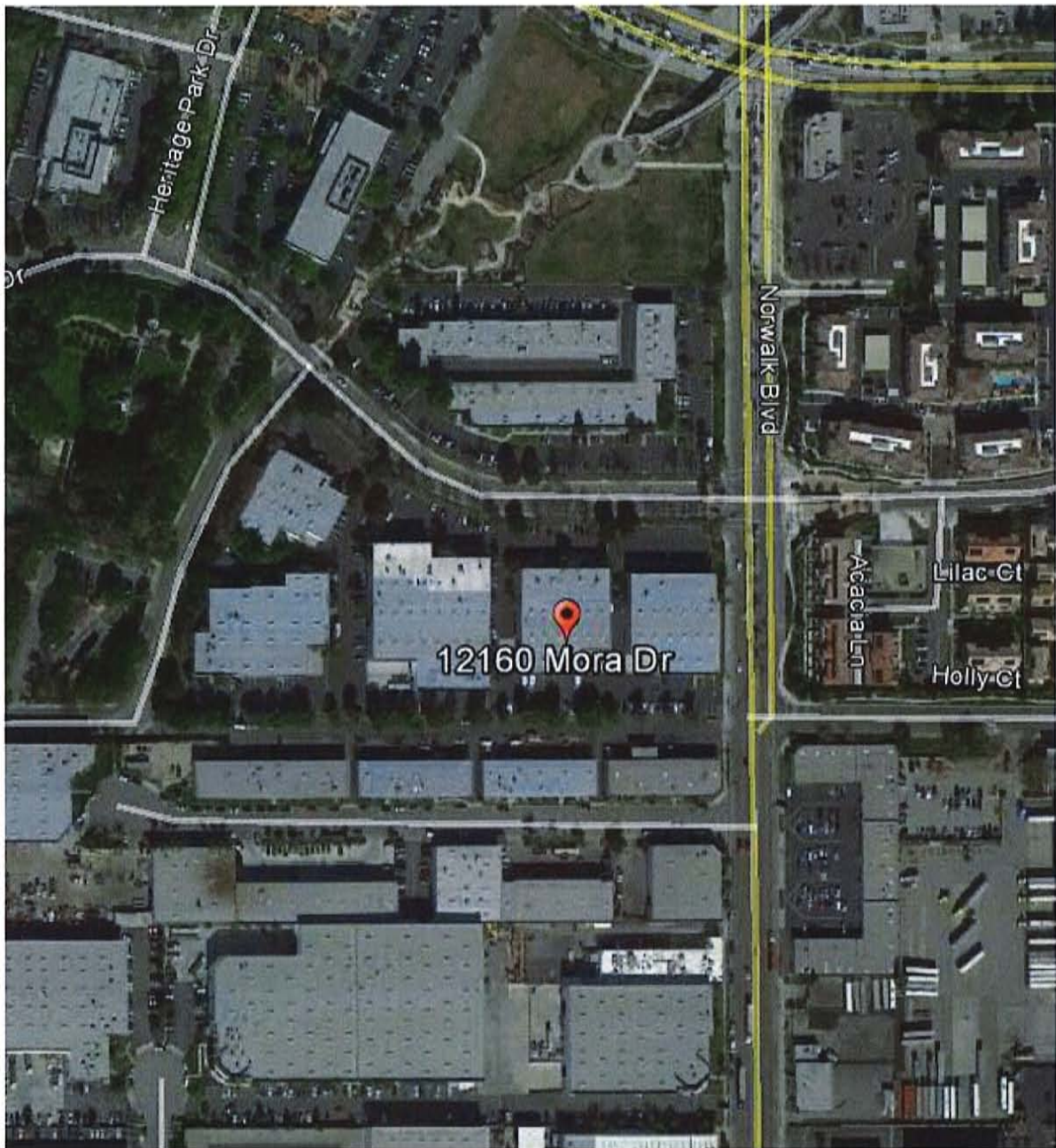
13. **That the applicant shall obtain all necessary Building Permits and related approvals from the Building, Planning and Fire Department for any proposed improvements related to the use. (New)**
14. That the applicant shall comply with all Federal, State and local requirements and regulations including, but not limited to, the Santa Fe Springs City Municipal Code, Uniform Building Code, Uniform Fire Code, Certified Unified Program Agency (CUPA) programs, the Air Quality Management District's Rules and Regulations, and all other applicable codes and regulations. **(Ongoing)**
15. That it is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse. **(Ongoing)**
16. That the applicant, Care Ambulance Service, 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 Conditional Use Permit Case No. 654, when action is brought within the time period provided for in the City's Zoning Ordinance, Section 155.865. 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. **(Ongoing)**
17. **That if there is evidence that conditions of approval have not been fulfilled, or the use has resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or has a substantial adverse impact on public facilities or services, the Director of Planning may refer the conditional 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 subject conditional use permit. (New)**


Wayne M. Morrell
Director of Planning

Attachment(s)

1. Aerial Photograph
2. Zoning Map
3. Project Description Letter
4. Public Hearing Notice

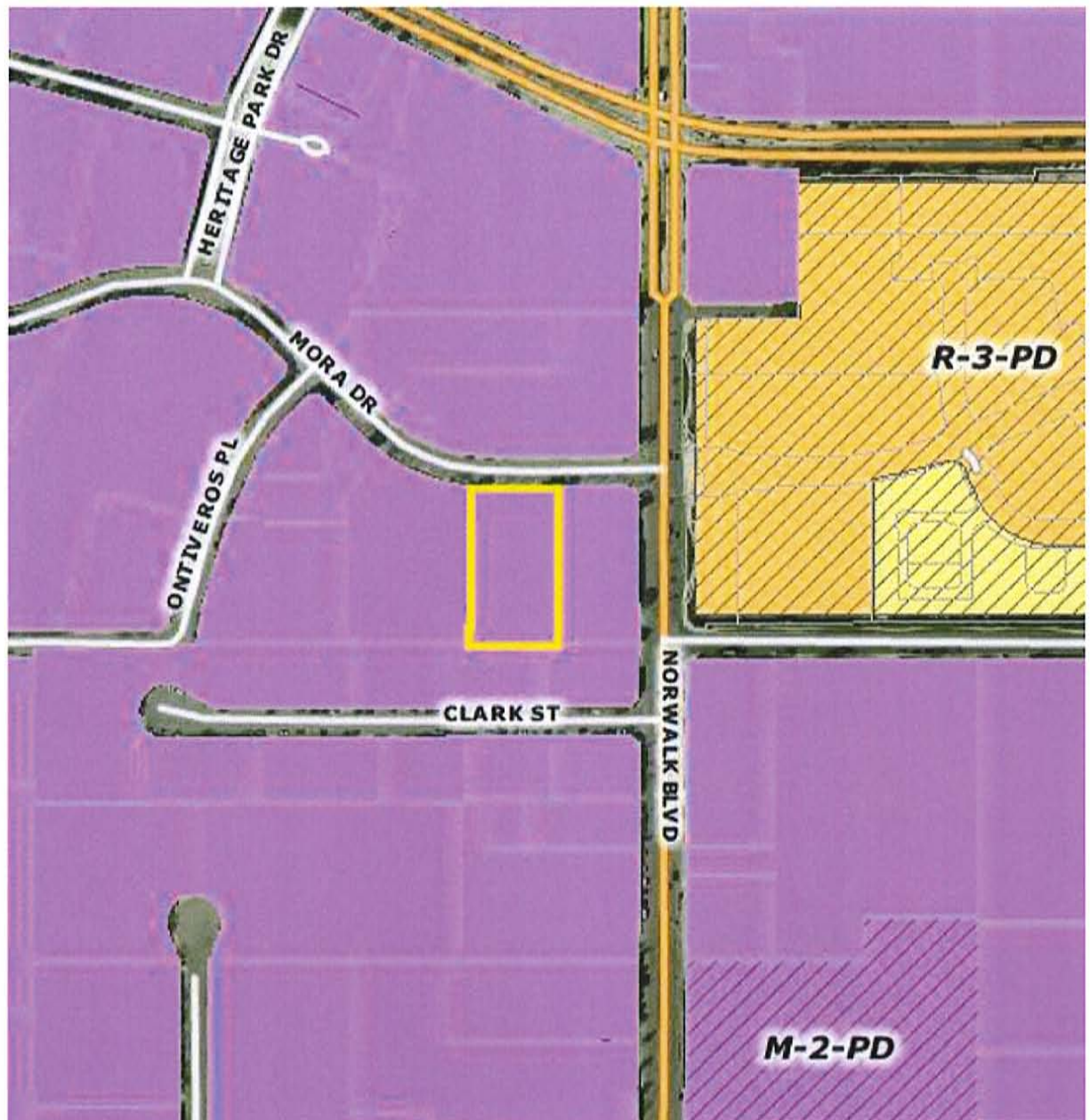
Aerial Photograph



Amendment of Conditional Use Permit 654

12160 Mora Drive (APN: 8009-007-057)

Zoning Map



Amendment of Conditional Use Permit 654

12160 Mora Drive (APN: 8009-007-057)

Project Description Letter



1517 W. Braden Court • Orange, CA 92668
www.careambulance.net
(714) 298-3900

October 17, 2016

Cuong Nguyen, Senior Planner
Laurel Reimer, Planning Consultant
City of Santa Fe Springs, Planning Department
11710 E. Telegraph Road
Santa Fe Springs, CA 90670

Early October, 2016, Care Ambulance Service was awarded a 10-year contract renewal with the County of Los Angeles to provide 911 Emergency Medical Transportation. As a condition of our proposal and a method to enhance our operational performance, Care has intended to initiate a light maintenance and repair area at our facility located at 12160 Mora Dr., Santa Fe Springs.

Currently, all vehicle maintenance activities are centralized at Care Ambulance's headquarters in the City of Orange. To which, ambulances, supervisor and disaster support vehicles are driven from Los Angeles County to the City of Orange for general maintenance and repair. As part of our contract obligations and increasingly high call volume our strategy is service these vehicles at our SFS location to reduce ambulance downtime.

Services to include: Tire Rotation, Tire Changing, Lamp and Signal Replacement, Brake Inspection /Replacement and Oil Change.

Care's headquarters in Orange will still serve as the main "Heavy" maintenance location for all vehicle resources.

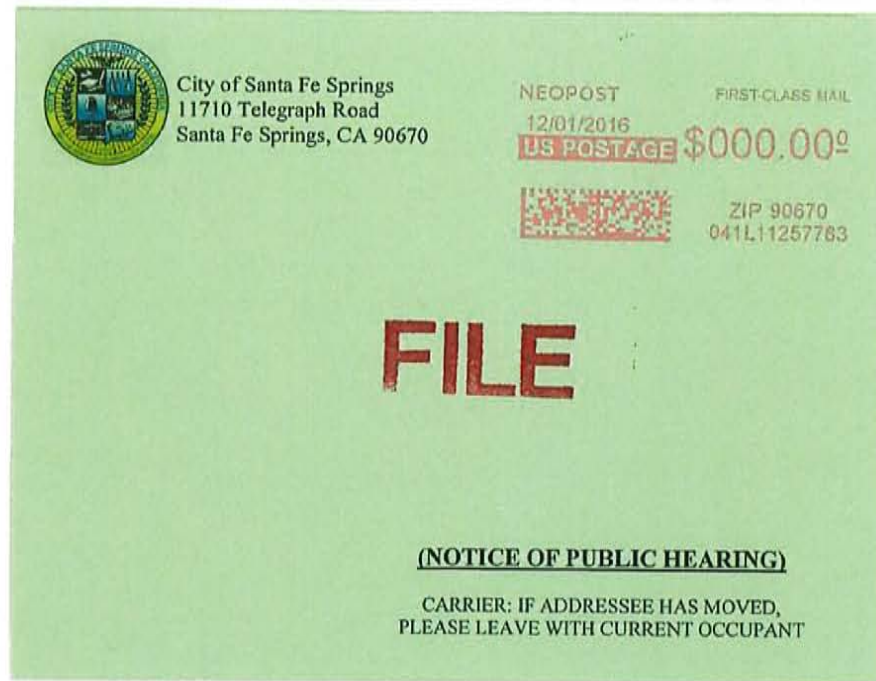
With safety and response reliability always in mind, Care subscribes to stringent maintenance program principles; that is, mechanical failure is anticipated to occur, and parts or vehicles are replaced before actual failure. The maintenance program is designed and conducted to achieve the highest standard of reliability appropriate to a modern high-performance ambulance service by utilizing appropriately trained personnel who are knowledgeable in the maintenance and repair of ambulances; developing and implementing standardized maintenance practices; Care's fleet practices always meet or exceed Commission on Accreditation of Ambulance Services (CAAS) standards.

In summary, our proposed Santa Fe Springs light maintenance and repair location will affect the overall quality and delivery of pre-hospital medical care in the field. Care realizes that a quality fleet care program is necessary to be efficient and provide safe transportation for our patients and crew members.

Lyle Hanson

Division Manager, Los Angeles County

Public Hearing Notice



CITY OF SANTA FE SPRINGS NOTICE OF PUBLIC HEARING TO PROPERTY OWNERS WITHIN 500 FEET

NOTICE IS HEREBY GIVEN that the Santa Fe Springs Planning Commission will conduct a public hearing at a regular meeting on Monday, **December 12, 2016** at 6:00 p.m., in the Council Chambers of City Hall located at 11710 Telegraph Road, on the following matter:

Applicant: Care Ambulance Service

Property located at: 12160 Mora Drive (APN: 8009-007-057).

Amendment of Conditional Use Permit (ACUP) Case No. 654: A request to allow light vehicle repair and preventative maintenance at the existing ambulance service center located within the M-2, Heavy Manufacturing, Zone. A vehicle lift and air compressor are proposed to be installed within the warehouse portion of the building, with all repair and maintenance work to be completed indoors.

CEQA Status: After staff review and analysis, staff intends to file a Notice of Exemption (if the Planning Commission agrees), specifically Class 1, Section 15301—Existing Facilities of the California Environmental Quality Act (CEQA). Staff will file a Notice of Exemption (NOE) with the Los Angeles County Clerk within 5 days following action by the Planning Commission.

*All interested persons are invited to attend the above Public Hearing. If you challenge the above mentioned item and related actions in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the City of Santa Fe Springs Department of Police Services at, or prior to the Public Hearing. Any person interested in this matter may contact **Laurel Reimer** at 562-868-0511, Ext. 7354 or laurelreimer@santafesprings.org*



City of Santa Fe Springs

Planning Commission Meeting

December 12, 2016

CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 11

Compliance review of Alcohol Sales Conditional Use Permit Case No. 11 to allow the continued operation and maintenance of an alcoholic beverage use involving the sale of alcoholic beverages for off-site consumption at the premises doing business as Springlake Liquor located at 10945 Norwalk Boulevard, in the C-4, Community Commercial, Zone. (Cassandra Oum)

RECOMMENDATION

That the Planning Commission, based on Staff's compliance review report, find that the subject use is in compliance with all of the conditions of approval and request that this matter be brought back before December 12, 2021, for another compliance review report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the Applicant violate any conditions of approval or any City Codes, or should there be a need to modify, add, or remove a condition of approval.

BACKGROUND

The subject liquor store shares the commercial property at 10945 Norwalk Boulevard with a Mexican restaurant. The property has maintained a liquor store on the premises since the 1960's, when the property was developed. The liquor store has been through several ownership changes, but had generally been operating under the Norlake name (the name was derived because the liquor store is located near the intersection of Norwalk Boulevard and Lakeland Road). On February 12, 2008, in accordance with the City Codes, the acting owner of the liquor store applied for and was granted Alcohol Sales Conditional Use Permit (ASCUP) Case No. 11. In the early part of 2011, Cassandra Oum purchased the liquor store and changed the name of the business to Springlake Liquor.

Since its initial approval, Staff has conducted several compliance review inspections of the liquor store. The last compliance review occurred on October 10, 2011, with a positive report to the Planning Commission. This matter is before the Planning Commission because another compliance review is now due.

CALLS FOR SERVICE

Crime records indicated that the liquor store has not had any calls for service as a direct result of the alcohol sales or the storage of alcoholic beverages.

COMPLIANCE REVIEW REPORT

As it is customary on all compliance reviews, staff conducted an on-site inspection of the Applicant's operation and the site to ensure compliance with the conditions of approval as set forth in the initial approval of this Permit. Staff also investigated the use in light of its proximity to the adjoining residential area and the gentleman's bar next door.

After conducting said investigation, Staff found that the establishment is being maintained and operated in full compliance with the City's Zoning Regulations, and the Conditions of Approval. Staff also checked with the Alcohol Beverage Control (ABC) and found that the establishment is in full compliance with all of the ABC regulations as they pertain to a Type 21 License.

Considering this favorable track record, and the fact that the Applicant has complied with all of the initial conditions of approval, Staff believes that changes to the conditions are not warranted at this time. Staff further recommends another compliance review within five years, no later than December 12, 2021.

CONDITIONS OF APPROVAL

Modifications to the existing conditions of approval have not been made, except for Condition No. 18, which references the new compliance review date.

1. That signs noting: "Customer Parking Only, Unauthorized Vehicles will be Towed Away" shall be maintained within the parking area.
2. That the Applicant shall continue to comply with the Zoning Regulations in respect to not exceeding 25% coverage of the window area of the premises.
3. That the sale of alcoholic beverages shall be permitted only during business hours or as indicated by the Alcoholic Beverage Control.
4. That the Type 21 Alcoholic Beverage Control license allowing offsite sale of general sales of beer, wine and liquor shall be restricted to the sale for consumption of alcoholic beverages off the subject site only.
5. That it shall be the responsibility of the ownership and/or its employees to assure that no alcoholic beverages purchased on the subject site shall be consumed on the subject site or any adjacent property within the Applicant's control.
6. That the Applicant and/or his employees shall be responsible for maintaining control of litter on the subject property.

7. That the Applicant and/or his employees shall not allow any person who is obviously intoxicated or under the influence of any drug to enter, be at, or remain upon the licensed premises as set forth in Section 25602(a) of the State Business and Professions Code.
8. That the Applicant and/or his employees shall not sell, furnish or give any alcohol to any habitual drunkard or to any obviously-intoxicated person, as set forth in Section 25602 (a) of the State Business and Professions Code.
9. That the Applicant shall not have upon the subject premises any alcoholic beverage(s) other than the alcoholic beverage(s) which the licensee is authorized to sell under the licensee's license as set forth in Section 25607 (a) of the State Business and Professions Code.
10. That the Applicant and/or his employees shall not sell, furnish or give any alcoholic beverage to any person under 21 years of age as set forth in Section 25658 (a) of the State Business and Professions Code.
11. That the Applicant and/or his employees shall not permit any person under 18 years of age to sell alcoholic beverages.
12. That there will be a corporate officer or manager on the licensed premises during all public business hours that will be responsible for alcohol sales activities.
13. That the Applicant and/or his employees shall not allow any person to loiter on the subject premises, shall report all such instances to the City's Police Services Center and shall post signs, approved by the Department of Police Services, prohibiting loitering.
14. The City's Director of Police Services may, at his discretion, require amendments to the Security Plan to assure the protection of the public's health, welfare and safety.
15. That the owner, corporate officers and managers shall cooperate fully with all city officials, law enforcement personnel, and code enforcement, and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.
16. That vending machines, water machines, soda machines and other similar equipment shall not be placed outdoors visible from the street, parking lot or adjacent properties.

17. That in the event the owner(s) intend to sell, lease or sublease the subject business operation or transfer the subject Permit to another owner/applicant or licensee, the Director of Police Services shall be notified in writing of said intention not less than (60) days prior to signing of the agreement to sell lease or sublease.
18. ***That this Permit shall be subject to a compliance review in five years, no later than December 12, 2021, to determine if the alcoholic beverage activity is still operating in strict compliance with the original conditions of approval. At which time the Applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.***
19. That all other applicable requirements of the City Zoning Ordinance, Uniform Building Code, Uniform Fire Code, and State Fire Marshall, and all other applicable regulations shall be strictly complied with.
20. It is hereby declared to be the intent that if any provision of this permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse.



Dino Torres
Director of Police Services

Attachment(s)

1. Location Map

Location Map



City of Santa Fe Springs

Alcohol Sales Conditional
Use Permit Case No. 11

Springlake Liquor
10945 Norwalk Boulevard



City of Santa Fe Springs

Planning Commission Meeting

December 12, 2016

CONSENT AGENDA

Alcohol Sales Conditional Use Permit Case No. 64

Compliance review of Alcohol Sales Conditional Use Permit Case No. 64 to allow the operation and maintenance of an alcoholic beverage use involving the sale of alcoholic beverages (beer and wine only) for on-site consumption at Dickey's Barbecue Pit located at 13403 Telegraph Road, in the Community Commercial-Planned Development (C-4-PD) Zone, within the Consolidated Redevelopment Project Area. (Kevin Vuu for Dickey's Barbecue Pit)

RECOMMENDATION

That the Planning Commission, based on Staff's compliance review report, find that the subject use is in compliance with all of the conditions of approval and request that this matter be brought back before December 12, 2021, for another compliance review report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the Applicant violate any conditions of approval or any City Codes, or should there be a need to modify, add, or remove a condition of approval.

BACKGROUND

In 2015, the Applicant, Kevin Vuu, opened a Dickey's Barbecue Pit franchise within the newly remodeled Santa Fe Springs Plaza, generally located on the northeast corner of Carmenita Road and Telegraph Road. The 1,920 square foot restaurant provides on-site dining as well as take-out services.

To maintain its consistency with the other franchises, Dickey's Barbecue Pit proposed to provide beer and wine to its adult customers in addition to its barbecue cuisine. In accordance with Section 155.628 of the City's Zoning Regulations, the Applicant requested and was granted Alcohol Sales Conditional Use Permit Case No. 64 by the Planning Commission and the City Council at their respective meetings of August 10 and August 27, 2015.

This matter is before the Planning Commission because the initial approval required a review of this matter to determine if the business, along with the beverage use, is being conducted in compliance with the conditions of approval and all applicable laws.

CALLS FOR SERVICE

Crime records indicated that the liquor store has not had any calls for service as a direct result of the alcohol sales or the storage of alcoholic beverages.

COMPLIANCE REVIEW REPORT

As it is customary on all compliance reviews, staff conducted an on-site inspection of the Applicant's operation and the site to ensure compliance with the conditions of approval as set forth in the initial approval of this Permit. Staff also investigated the use in light of its proximity to an adjoining residential neighborhood and an elementary school (Lake Marie); both mentioned locations are within the unincorporated area of Los Angeles County.

After conducting said investigation, Staff found that the establishment has not had a negative impact on the residential community or any other neighboring uses. Furthermore, the use is currently being maintained and operated in full compliance with all of the City's Zoning Regulations, and with the Conditions of Approval. Staff also checked with the Alcohol Beverage Control (ABC) and found that the establishment is in full compliance with all of the ABC regulations as they pertain to a Type 41 License. It should be noted that while the restaurant provides a take-out service, alcoholic beverages are not allowed to be taken out of the premises, and must be consumed on-site at all times; this provision is listed as a condition of approval and mandatory as a requirement by ABC.

Considering this favorable track record, and the fact that the Applicant has complied with all of the initial conditions of approval, Staff believes that changes to the conditions of approval are not warranted at this time. Based on their findings, Staff recommends another compliance review within five years, no later than December 12, 2021.

CONDITIONS OF APPROVAL

Modifications to the existing conditions of approval have not been made, except for Condition No. 21, which references the new compliance review date.

1. That the Applicant understands and accepts that this Permit is solely for the sale of alcoholic beverages in relationship with a bona-fide restaurant use and that this Permit shall become void and terminated if the restaurant use is terminated, closed, or modified to another type of use.
2. That it shall be the responsibility of the Applicant and/or his employees to monitor outdoor consumption of alcoholic beverages; consumption of alcoholic beverages is not permitted within the outdoor eating area. Signs shall be placed in a conspicuous area to notify customers that consumption of alcoholic beverages is prohibited.
3. That the sale of alcoholic beverages shall only be permitted during the normal business hours of the week, or as required by the Alcohol Beverage Code.
4. That the Type 41 Alcoholic Beverage License, allowing the on-site sale of alcoholic beverages in connection with a public eating place, shall be restricted

- to the sale for consumption of alcohol beverages on the subject site only; the use shall not sell alcoholic beverages for transport and/or for consumption outside or off the subject premise.
5. That it shall be the responsibility of the ownership to ensure that all alcoholic beverages purchased on the subject site shall be consumed within the business establishment; all stored alcoholic beverages shall be kept in a locked and secured area that is not accessible to patrons.
 6. That the Applicant shall be responsible for maintaining control of their litter/trash on the subject property and any that may migrate onto adjacent properties as a result of the business. This may be controlled by installing trash receptacles within strategic areas.
 7. That the Applicant and/or his employees shall not allow any person who is intoxicated, or under the influence of any drug, to enter, be at, or remain upon the licensed premises, as set forth in Section 25602(a) of the Business and Professions Code.
 8. That the Applicant and/or his employees shall not sell, furnish, or give any alcohol to any habitual drunkard or to any obviously intoxicated person, as set forth in Section 25602 (a) of the State Business and Professions Code.
 9. That there will be a corporate officer or manager on the licensed premises during all public business hours, which will be responsible for the business operations. The general manager and any subsequent manager(s) of the licensed premise shall comply with the minimum age requirements by ABC and obtain an ABC Manager's Permit within two-months of the hire date. The City of Santa Fe Springs' Director of Police Services shall be provided a copy of said Manager's Permit including the name, age, residential address, and related work experience of the intended Manager, prior to the Manager assuming the manager responsibilities.
 10. That the Applicant shall not have upon the subject premises any alcoholic beverage(s) other than the alcoholic beverage(s) which the licensee is authorized to sell under the license, as set forth in Section 25607 (a) of the State Business and Professions Code.
 11. That the Applicant and/or any of his employees shall not sell, furnish, or give any alcoholic beverage to any person under 21 years of age, as set forth in Section 25658 (a) of the State Business and Professions Code.
 12. That the Applicant and/or his employees shall not permit any person less than 18 years of age to sell alcoholic beverages.

13. That vending machines, water machines, pay telephones and other similar equipment shall not be placed outdoors whereby visible from the street or adjacent properties.
14. That all buildings, structures, walls, fences, and similar appurtenances shall be maintained in good appearance and condition at all times.
15. That streamers, pennants, whirling devices or other similar objects that wave, float, fly, rotate or move in the breeze shall be prohibited. Banners may be displayed with prior approval and permits; said permits are available through the Department of Planning.
16. That the façade windows shall be free of advertisements, marketing devices, beer logos, menus, signs, and/or any other displays. Upon approval by the Department of Planning, 25% of the window space area may be used for temporary displays.
17. That the Applicant shall maintain digital video cameras and shall allow the Director of Police Services, Whittier Police Officers, and any of their representatives to view the security surveillance video footage immediately upon their request.
18. That the Applicant and/or his employees shall not allow any person to loiter on the subject premises, shall report all such instances to the City's Police Services Center; and, shall post signs, as approved by the Department of Police Services, prohibiting loitering.
19. That security personnel, as well as the owner, corporate officers and managers, shall cooperate fully with all city officials, law enforcement personnel, and code enforcement officers; and, shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.
20. That in the event the Applicant intends to sell, lease or sublease the subject business operation or transfer the subject Permit to another owner/applicant or licensee, the Director of Police Services shall be notified in writing of said intention of signing an agreement to sell lease or sublease.
21. ***That this Permit shall be subject to a compliance review in five years, no later than December 12, 2021, to determine if the alcoholic beverage activity is still operating in strict compliance with the original conditions of approval. At which time the Applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.***

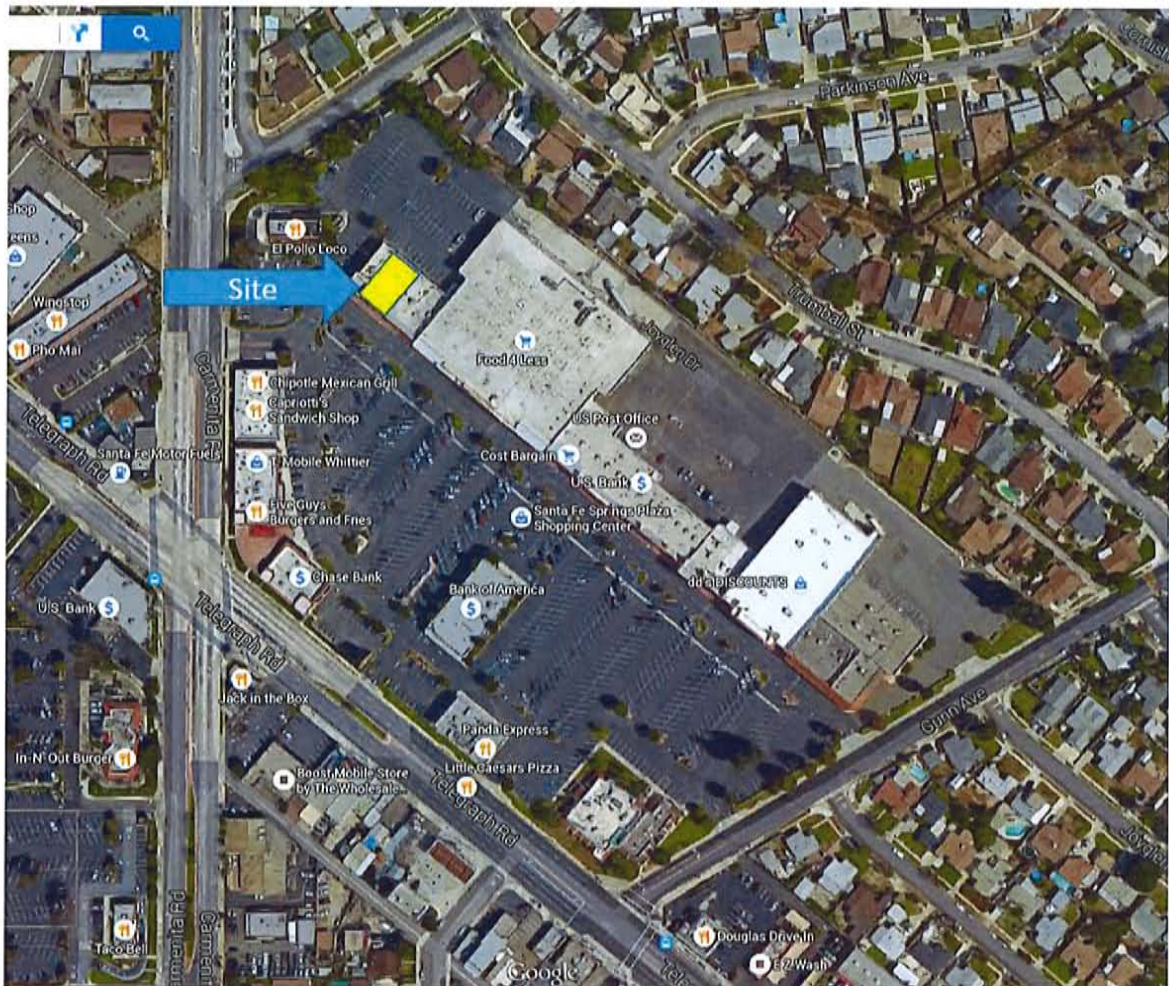
22. That all other applicable requirements of the City Zoning Ordinance, Uniform Building Code, Uniform Fire Code, the determinations of the City and State Fire Marshall, the security plan and all other applicable regulations shall be strictly complied with.
23. It is hereby declared to be the intent, that if any provision of this permit is violated or held to be invalid, or if any law, statute, or ordinance is violated, this Permit shall be subject to the revocation process at which time, the Permit may become terminated and the privileges granted hereunder shall lapse.

A handwritten signature in black ink, appearing to read 'Dino Torres', is written over the printed name.

Dino Torres
Director of Police Services

Attachment(s)
Location Map

LOCATION MAP



DICKEY'S BARBECUE PIT
13403 TELEGRAPH ROAD