



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

MEETING OF THE SANTA FE SPRINGS PLANNING COMMISSION

January 9, 2023

6:00 p.m.

David Ayala, Commissioner

Joseph Flores, Commissioner

John Mora, Commissioner

Francis Carbajal, Vice Chairperson

Gabriel Jimenez, Chairperson

You may attend the Planning Commission meeting telephonically or electronically using the following means:

Electronically using Zoom: Go to Zoom.us and click on "Join A Meeting" or use the following link: <https://zoom.us/j/558333944?pwd=b0FqbkV2aDZneVRnQ3BjYU12SmJlQT09>

Zoom Meeting ID: 558 333 944

Password: 554545

Telephonically: Dial: 888-475-4499

Meeting ID: 558 333 944

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. All written comments received by 12:00 p.m. the day of the Planning Commission meeting will be distributed to the Planning Commissioners and made a part of the official record of the meeting. Written comments will not be read the meeting, only the name of the person submitting the comment will be announced.

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 Planning Department. 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.

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.

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 Jimenez, Carbajal, Ayala, Flores, and Mora

4. **EX PARTE COMMUNICATIONS**

This section is intended to allow all officials the opportunity to reveal any disclosure regarding site visits or ex parte communications about public hearings.

5. **PUBLIC COMMENT**

This is the time when comments may be provided by members of the public on matters within the jurisdiction of the Planning Commission, on the agenda and not on the agenda. The time limit for each speaker is three (3) minutes unless otherwise specified by the Chairperson.

6. **NEW BUSINESS**

Election of Commission Officers for 2023

7. **PUBLIC HEARING**

Adoption of Negative Declaration

Amendment to Conditional Use Permit (ACUP) Case No. 524

A request for approval to increase the processing capacity of construction, demolition, and inert (CDI) materials from 24.9 tons per day to 49.9 tons per day to an existing green waste transfer facility located at 12815 Imperial Highway (APN: 8026-041-039), within the M-2, Heavy Manufacturing, Zone. (Greencycle)

8. **ANNOUNCEMENTS**

- ♦ Commissioners
- ♦ Staff

9. **ADJOURNMENT**

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 Planning Department. 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.

I, Cuong Nguyen, 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; city's website at www.santafesprings.com; City Hall, 11710 Telegraph Road; City Library, 11700 Telegraph Road, and the Town Center Plaza (Kiosk), 11740 Telegraph Road, not less than 72 hours prior to the meeting.



 Cuong Nguyen
 Assistant Director of Planning

January 5, 2023
 Date



City of Santa Fe Springs

Planning Commission Meeting

January 9, 2023

NEW BUSINESS

Election of Commission Officers for 2023

RECOMMENDATION

Entertain nominations for the positions of Chairperson and Vice Chairperson for the Planning Commission.

BACKGROUND

It would be appropriate at this time to select a Chairperson and Vice Chairperson from among its appointed members for a term of one year.

The Director of Planning will declare the office of Chairperson vacant and call for nominations. Once a Chairperson has been chosen, the Director of Planning will then declare the office of Vice Chairperson vacant and call for nominations for Vice Chairperson.

Any number of nominations can be made, and no second is required for a nomination. When there are no further nominations, the nominations are closed. Nominations are voted on in order they are made; nominations are treated in a manner such that a second nomination is not regarded as an amendment of the first, but is an independent motion to be voted on, only if the first fails to receive a majority vote.

A handwritten signature in black ink, appearing to read "W. Morrell", with a circular stamp containing the initials "WM" to the right.

Wayne M. Morrell
Director of Planning

Attachments:

None



PUBLIC HEARING

Adoption of Negative Declaration

Amendment to Conditional Use Permit (ACUP) Case No. 524

A request for approval to increase the processing capacity of construction, demolition, and inert (CDI) materials from 24.9 tons per day to 49.9 tons per day to an existing green-waste transfer facility located at 12815 Imperial Highway (APN: 8026-041-039), within the M-2, Heavy Manufacturing, Zone. (Greencycle)

RECOMMENDATIONS:

- Open the Public Hearing and receive the staff report and any comments from the public regarding ACUP Case No. 524, and thereafter, close the Public Hearing; and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or the City in general, and will be in conformance with the overall purpose and objective of the Zoning Ordinance and consistent with the goals, policies and programs of the City's General Plan; and
- Find that the applicant's CUP request meets the criteria set forth in §155.716 of the City's Zoning Ordinance, for the granting of a Conditional Use Permit; and
- 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 impact on the environment; and
- Approve Amendment to Conditional Use Permit Case No. 524, subject to the conditions of approval as contained within Resolution No. 226-2023; and
- Adopt Resolution No. 226-2023, which incorporates the Planning Commission's findings and actions regarding this matter.

GENERAL INFORMATION

- | | |
|--------------------|---|
| A. Applicant: | Greencycle
Attn: Lance Jones
12815 Imperial Highway
Santa Fe Springs, CA 90670 |
| B. Property Owner: | Lance B Jones 2019 Trust
12815 Imperial Highway
Santa Fe Springs, CA 90670 |
| C. Existing Zone: | M-2 (Heavy Manufacturing) Zone |
| D. General Plan: | Industrial |

- E. Environmental Determination: Negative Declaration
- H. Staff Contact: Vince Velasco, Associate Planner
VinceVelasco@santafesprings.org
(562) 868-0511 Ext. 7353

LOCATION/ BACKGROUND

The subject green-waste transfer facility, located at 12815 Imperial Highway, is an oddly configured lot measuring approximately 1.59 acres. A 55-foot-wide road easement, extending approximately 550 feet northward from Imperial Highway, provides access to the subject site. 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 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.

On December 12, 2016, the Planning Commission approved the Amendment to Conditional Use Permit Case No. 524 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. 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 applicant has obtained the necessary permit for CDI collection through the Los Angeles County Department of Public Health (LACDPH). With the LACDPH permit, the maximum allowance of CDI collection at this facility was limited to 24.9 tons per day (TPD).

The applicant is currently receiving occasional deliveries near the 24.9 TPD threshold and is, therefore, requesting an expansion of their CDI collection allowance.

AMENDMENT REQUEST

Since the beginning of 2021, the applicant's collective customer base of municipal, commercial, and residential generators of CDI materials have periodically stressed the upper limits of the 24.9 TPD authorized capacity. To ensure that they do not need to turn away business and stay in compliance with their existing permit, Greencycle is requesting an amendment of their CUP to allow an increase of their processing capacity of CDI materials from 24.9 TPD to 49.9 TPD. If approved, the applicant understands and agrees that they will need to obtain additional approvals from the LACDPH and update the City's Nondisposal Facility Element (NDFE).

While the applicant does not expect the average collection to increase above their current demand, their request for an amendment factors in the unforeseeable circumstances that may warrant the need for increased CDI processing capacity in the future. The length of on-site storage time of unprocessed CDI will remain unchanged and thus, not exceed 15 days. The proposed increase of CDI materials, up to 49.9 TPD, will not impact the existing site plan, employment count, or hours of operation. As such, the proposed increase of CDI collection will not affect setbacks, parking, circulation, landscaping, odor, or noise. The only potential change related to the proposed capacity increase is the number of vehicular traffic associated with the subject facility.

Traffic

The subject facility has an existing green waste collection with a capacity of 200 TPD and CDI collection with a capacity of 24.9 TPD. Considering the maximum allowed capacity of CDI will increase from 24.9 TPD to 49.9 TPD, the facility is expected to generate eight (8) trucks (assuming seven tons per truck) for the CDI operations and 29 trucks for the green waste operations. At maximum capacity, the proposed increase is this expected to have a net impact of just four (4) trucks. It should be noted, however, that the actual estimated throughput for the green waste material is currently between 80 to 95 TPD and the actual estimated throughput for the CDI material is between 8 to 14 TPD.

As analyzed by the City environmental consultant, Blodgett Baylosis Environmental Planning, the proposed increase of CDI collection will not degrade any of the nearby intersection’s Level of Service (LOS) nor will the project exceed the Southern California Air Quality Management District (SCAQMD) threshold for greenhouse gas emissions. The results of the traffic analysis has determined that the proposed increase of CDI materials will not cause a significant impact to the nearby intersections.

ZONING REQUIREMENTS

The procedures set forth in Section 155.243 (C) of the City’s Zoning Ordinance, state that salvage, reclamation, recycling, wrecking, storage and disposal activities within the M-2, Heavy Manufacturing, Zone shall be allowed only after a valid Conditional Use Permit has first been obtained.

Code Section:	Conditional Use Permit
155.243 (C) (5)	Section 155.243 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 a landlocked parcel located just north of Imperial Highway. Imperial Highway is designated as a “Major Arterial”, within the Circulation Element of the City’s General Plan.

ZONING AND LAND USE

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

Surrounding Zoning, General Plan Designation, Land Use			
Direction	Zoning District	General Plan	Land Use (Address/Use)
North	M-2, Heavy Manufacturing	Industrial	<u>12211 Greenstone Avenue</u> FedEx (Trailer Storage Yard)
South	M-2, Heavy Manufacturing	Industrial	<u>12767 Imperial Highway</u> Sika Corporation (Manufacturing) <u>12827 Imperial Highway</u> Reinhold Industries, Inc. (Manufacturing)
East	M-2, Heavy Manufacturing	Industrial	<u>12311 Greenstone Avenue</u> Robertson’s Ready Mix (Concrete Batch Plant)
West	M-2, Heavy Manufacturing	Industrial	<u>12771 Imperial Highway</u> California Rail Supply (Railroad Material Storage)

GENERAL PLAN CONSISTENCY ANALYSIS

Approval of the proposed Conditional Use Permit would promote several specific General Plan Goals and Policies as described in “Table 1” on the following page:

Table 1

<u>General Plan Element</u>	<u>Policy</u>	<u>Project Consistency</u>
<p>Land Use</p>	<p><u>LU-1.2: Economic Diversity.</u> Support a diversified economy with a balance of small and large businesses across a broad range of industries that provide employment, commercial, and experiential opportunities.</p>	<p>The applicant, Greencycle, has recently experienced CDI material deliveries near their existing capacity of 24.9 TPD. To ensure that they do not need to refuse service in unforeseeable circumstances, they are requesting approval to increase CDI material collection to a capacity of 49.9 TPD. The increase will allow the applicant to better serve the greater Los Angeles area and County. Approval of the subject amendment will allow a small business to potentially expand its operation and remain in the City.</p>
	<p><u>LU-2.2: Expanding Industrial Base.</u> Apply the following criteria when encouraging new industries to locate and established businesses to remain in the City, and when considering proposed expansion of existing industries: 1) Contribute to the local tax base; 2) Offer well-paying, skilled employment opportunities; 3) Consider the level of intensity with regards to land use. Develop a reasonably high intensity of land use - but not so high as to produce excessive traffic congestion or environmental degradation. Industries that use extensive land areas without substantial improvements or</p>	<p>The proposed project involves a minor expansion of an existing business within the City. The applicant, Greencycle, only operates within the City of Santa Fe Springs and is considered a small business. The proposed project will allow an increase of CDI collection at the facility from 24.9 TPD to 49.9 TPD. While the increase capacity is not expected to add more employees, the additional CDI materials should slightly improve the business income and thus any additional income would add to the local tax base. The potential increased capacity required a Negative Declaration to be prepared for the project and determined that an additional 25 TPD of CDI material collection will not create an adverse impact on the environment or the surrounding area.</p>

	<p>employment should be discouraged; 4) Provide a favorable relationship between the costs of providing municipal services and the municipal benefits produced; 5) Responsibly manage or minimize environmental impacts locally and regionally.</p>	
<p>Economic Development</p>	<p><u>ED-2.1: Business Retention/Expansion Outreach.</u> Prepare a business/ retention expansion outreach program to address short-term and long-term disruptive influences in the local and regional economy, and address general business-accommodation issues as they arise.</p>	<p>The applicant currently provides services to the greater Los Angeles Area. They have recently experienced occasional increases in CDI deliveries and on some days are near their current 24.9 TPD threshold. Approval of the subject amendment will allow for the retention of an existing business that services the region and thus avoid any disruption to their existing clients. The increased capacity also provides the applicant with the potential for future growth.</p>

LEGAL NOTICE OF PUBLIC HEARING

This matter was set for Public Hearing in accordance with the requirements of Sections 65090 through 65096 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 project 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 28, 2022. The legal notice was also posted at City Hall, City Library and the City’s Town Center kiosk on December 28, 2022. Said notice was also published in a newspaper of general circulation (Whittier Daily News) on December 28, 2022 as required by the State Zoning and Development Laws and by the City’s Zoning Ordinance.

On January 3, 2023, staff received a phone call from the City of Cerritos Department of Public Works. Their staff requested information regarding the truck routes for in-bound and out-bound deliveries. Staff did not have the information immediately available, but quickly followed-up with the applicant. The following day, January 4,

2023, staff provided a response via email (see Attachment 4). Since the in-bound deliveries are open to the public, the applicant does not have truck route information, but the out-bound materials are delivered to four (4) different facilities. It was explained to the City of Cerritos staff that none of the out-bound deliveries pass through their City.

ENVIRONMENTAL REVIEW

The environmental analysis provided in the Initial Study, including related technical studies, indicates that the proposed project will not result in any significant adverse impacts on the environment; therefore, the City caused to be prepared and proposed 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.

On February 11, 2022, the City released the Draft IS/ND. These materials were made available to the public throughout the 30-day review and comment period. The public comment period for the Draft IS/ND ended March 12, 2022 and the City received one (1) response from CalRecycle on March 14, 2022. In their emailed letter, CalRecycle clarified the existing permit limitations and requested notice of the Public Hearing for this project. The comment letter is included as part of Attachment 6a. All materials were made available for review at the following locations:

- State of California Clearinghouse Website:
<https://ceqanet.opr.ca.gov/>
- Los Angeles County Recorder's Office Website:
<https://apps.lavote.net/CEQA/Search/Results/10#res>
- City of Santa Fe Springs Website:
https://www.santafesprings.org/cityhall/planning/planning/environmental_documents.asp

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

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

AUTHORITY OF PLANNING COMMISSION

The Planning Commission has the authority, subject to the procedures set forth in the City's Zoning Ordinance, to grant a Conditional Use Permit when it has been found that said approval is consistent with the requirements, intent, and purpose of the City's Zoning Ordinance. The Commission may grant, conditionally grant or deny a

conditional use permit based on the evidence submitted and upon its own study and knowledge of the circumstances involved, or it may require submission of a revised development plan if deemed necessary to preserve the general appearance and welfare of the community.

CRITERIA FOR GRANTING A CONDITIONAL USE PERMIT

The Commission should note that in per Section 155.716 of the City's Zoning Ordinance, before granting a Conditional Use Permit, the Commission shall give consideration to the following:

- A) 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.
- B) 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 REMARKS

Based on the findings set forth in the attached Resolution (226-2023), Staff finds that the applicant's request meets the criteria set forth in §155.716 of the City's Zoning Ordinance for granting a Conditional Use Permit. Staff is, therefore, recommending approval of the proposed Amendment to Conditional Use Permit Case No. 524, subject to the conditions of approval.

CONDITIONS OF APPROVAL

Conditions of approval for ACUP Case No. 524 are attached to Resolution No. 226-2023 as Exhibit B.

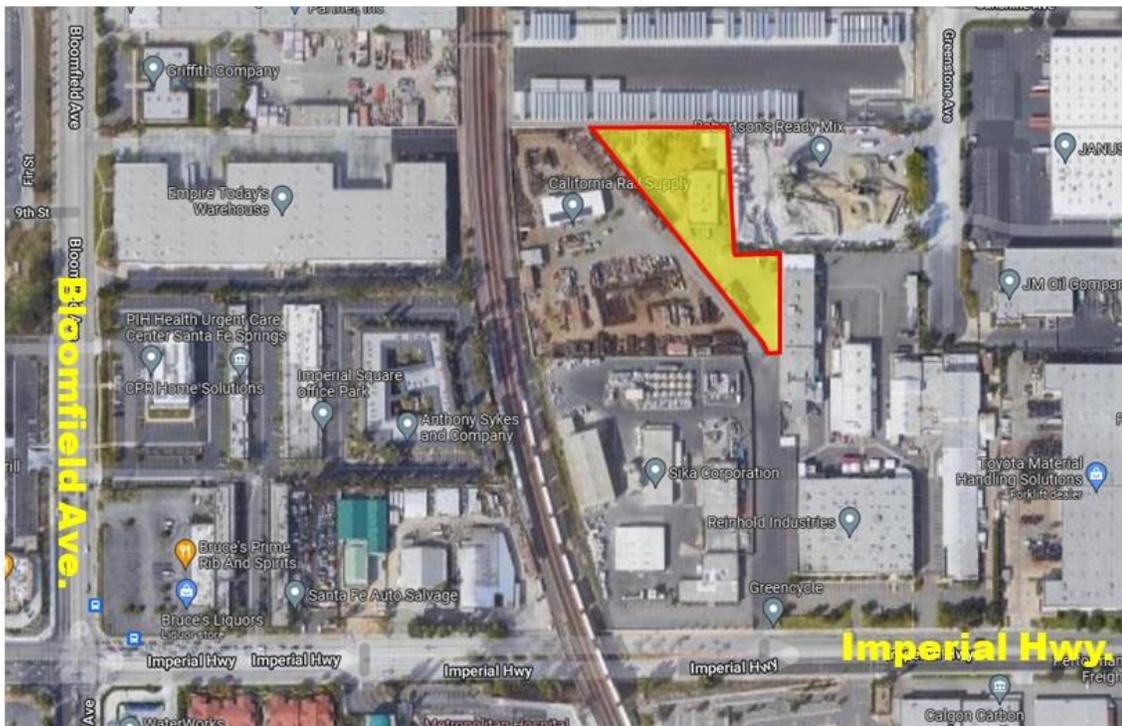


Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Amendment Request Letter
3. Public Hearing Notice
4. Email Correspondence with the City of Cerritos – January 4, 2023
5. Existing Site Plan
6. Resolution 226-2023
 - a. Exhibit A – Draft Initial Study/Negative Declaration
 - b. Exhibit B – Conditions of Approval

Attachment No. 1 Aerial Photograph



AERIAL PHOTOGRAPH

Amendment of Conditional Use Permit Case No. 524



12815 Imperial Highway
(Applicant: Greencycle)

**Attachment No. 2
Amendment Request Letter**



May 24, 2021

CITY OF SANTA FE SPRINGS
Department of Planning and Development
11710 Telegraph Road
SANTA FE SPRINGS, CA 90670-3679

Attention: Cuong Nguyen, Senior Planner

RE: LETTER OF TRANSMITTAL
APPLICATION TO AMEND CONDITIONAL
USE PERMIT NO. 524

Dear Mr. Nguyen:

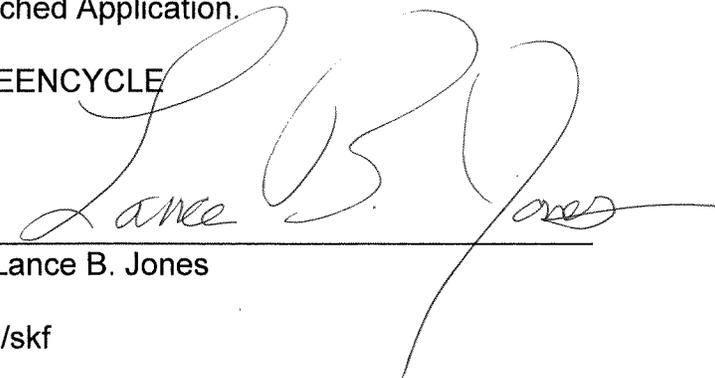
Please find attached hereto our Application seeking to amend Conditional Use Permit No. 524 as adopted and approved by the City Planning Commission in 2016. Upon approval by the Planning Commission, GreenCycle was authorized to receive, process and recycle up to 24.9 Tons Per Day of Construction/Demolition/Inert materials.

Since the advent of 2021, collectively, our customer base of municipal, commercial and residential generators of C/D/I materials have periodically stressed the upper limits of our authorized daily capacity.

Accordingly, please find attached our Application to allow GreenCycle to proceed to the next higher tier of 49.9 Tons Per Day of the subject material.

Thank you in advance for your time and courtesy in reviewing and assessing the attached Application.

GREENCYCLE

By: 

Lance B. Jones

LBJ/skf

Enclosure: Application to Amend C.U.P. No. 524

**Attachment No. 3
Public Hearing Notice**

FILE COPY



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012M3602321

US POSTAGE

**NOTICE OF PUBLIC HEARING
AMENDMENT OF CONDITIONAL USE PERMIT CASE NO. 524**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Santa Fe Springs will hold a Public Hearing to consider the following:

AMENDMENT OF CONDITIONAL USE PERMIT CASE NO. 524: A request for approval to increase the processing capacity of construction, demolition, and inert (CDI) materials from 24.9 tons per day to 49.9 tons per day to an existing green waste transfer facility located at 12815 Imperial Highway (APN: 8026-041-039), within the M-2, Heavy Manufacturing, Zone. (Greencycle)

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, January 9, 2023 at 6:00 p.m.**

You may also attend the meeting telephonically or electronically using the following means:

Electronically using Zoom

Go to Zoom.us and click on "Join A Meeting" or use the following link:

<https://zoom.us/j/558333944?pwd=b0FqbKv2aDZneVRnQ3BjYU12SmJlQT09>

Zoom Meeting ID: 558 333 944

Password: 554545

Telephonically

Dial: 888-475-4499

Meeting ID: 558 333 944

CEQA REVIEW: Upon review of the proposed project, staff determined that additional environmental analysis was required to meet the requirements of the California Environmental Quality Act (CEQA). The applicant retained Blodgett Baylosis Environmental Planning to prepare an Initial Study/Negative Declaration and associated studies. The mandatory 30-day public review period began on February 11, 2022 and ended on March 12, 2022. Additionally, the project site is not listed on the Hazardous

Juanita Martin, Mayor • Jay Sarno, Mayor Pro Tem
City Council

Annette Rodriguez • William K. Rounds • Joe Angel Zamora
City Manager

Travis Hickey, Acting City Manager

Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5.

ALL INTERESTED PERSONS are invited to participate in the Public Hearing before the Planning Commission and express their opinion on the subject item listed above. Please note that if you challenge the afore-mentioned item 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 Commission at, or prior to, the Public Hearing.

PUBLIC COMMENTS may be submitted in writing to the Planning Department at City Hall, 11710 Telegraph Road, Santa Fe Springs CA 90670 or otherwise e-mail your comment to the Planning Program Assistant at TeresaCavallo@santafesprings.org. Please submit your written comments by 12:00 p.m. on the day of the Planning Commission meeting.

FURTHER INFORMATION on this item may be obtained from Vince Velasco, Associate Planner, via e-mail at: VinceVelasco@santafesprings.org or otherwise by phone at: (562) 868-0511 ext. 7353.

Juanita Martin, Mayor • Jay Sarno, Mayor Pro Tem
City Council
Annette Rodriguez • William K. Rounds • Joe Angel Zamora
City Manager
Travis Hickey, Acting City Manager

Attachment No. 4
Email Correspondence with the City of Cerritos – January 4, 2023

From: [Vince Velasco](#)
To: "shuizar@cerritos.us"
Cc: "ralopez@cerritos.us"
Subject: Greencycle - 12518 Imperial Highway, Santa Fe Springs
Date: Wednesday, January 4, 2023 1:45:49 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hi Sergio,

This email is a follow up to our phone conversation yesterday afternoon. Your department requested information related to the truck routes for deliveries associated with the subject use (Greencycle). As mentioned on the phone, the in-bound deliveries will vary from day-to-day as they don't have any contracts and their business is open to the public. For the out-bound deliveries, I was able to confirm their locations (see below). According to the information provided, out-bound delivery trucks are not anticipated to enter the City of Cerritos.

The other request was for a copy of the Planning Commission staff report. Again, the report has not be finalized, but it will be complete by tomorrow. I will then send you a copy.

If you have any other questions or comments prior to seeing the staff report, please let me know.

Green waste/Mulch/Stumps/Trunks : All our mulch goes to the city of Chino
Route- Follow I-5 South. Take CA-91 E to S Euclid Ave in Chino

Construction/Demolition/Inert: All our CDI goes to Northwest LA County Landfill
Route- Follow I-5 N to CA-126 W in Santa Clarita

Palm Waste- Palm leaves and stumps go to the City of Montclair
Route- Follow I-605 N and I-10 E to N Towne Ave to Montclair

Concrete- Clean Dirt/Soil and Concrete to Azusa
Route- Take I-605 N to Live Oak Ave in Irwindale. Take exit 25 from I-605 N .Continue on Live Oak Ave. Take Arrow Hwy to S Mira Loma Dr in Azusa

Vince Velasco | Associate Planner
City of Santa Fe Springs | Planning and Development
11710 Telegraph Road | Santa Fe Springs, CA 90670
(562) 868-0511, Ext 7353 | (562) 868-7112 Fax
VinceVelasco@santafesprings.org | www.santafesprings.org

**Attachment No. 5
Existing Site Plan**

Greencycle Inc.

12815 East Imperial Highway,
Santa Fe Springs, CA 90670

SITE NOTES:

"THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM"

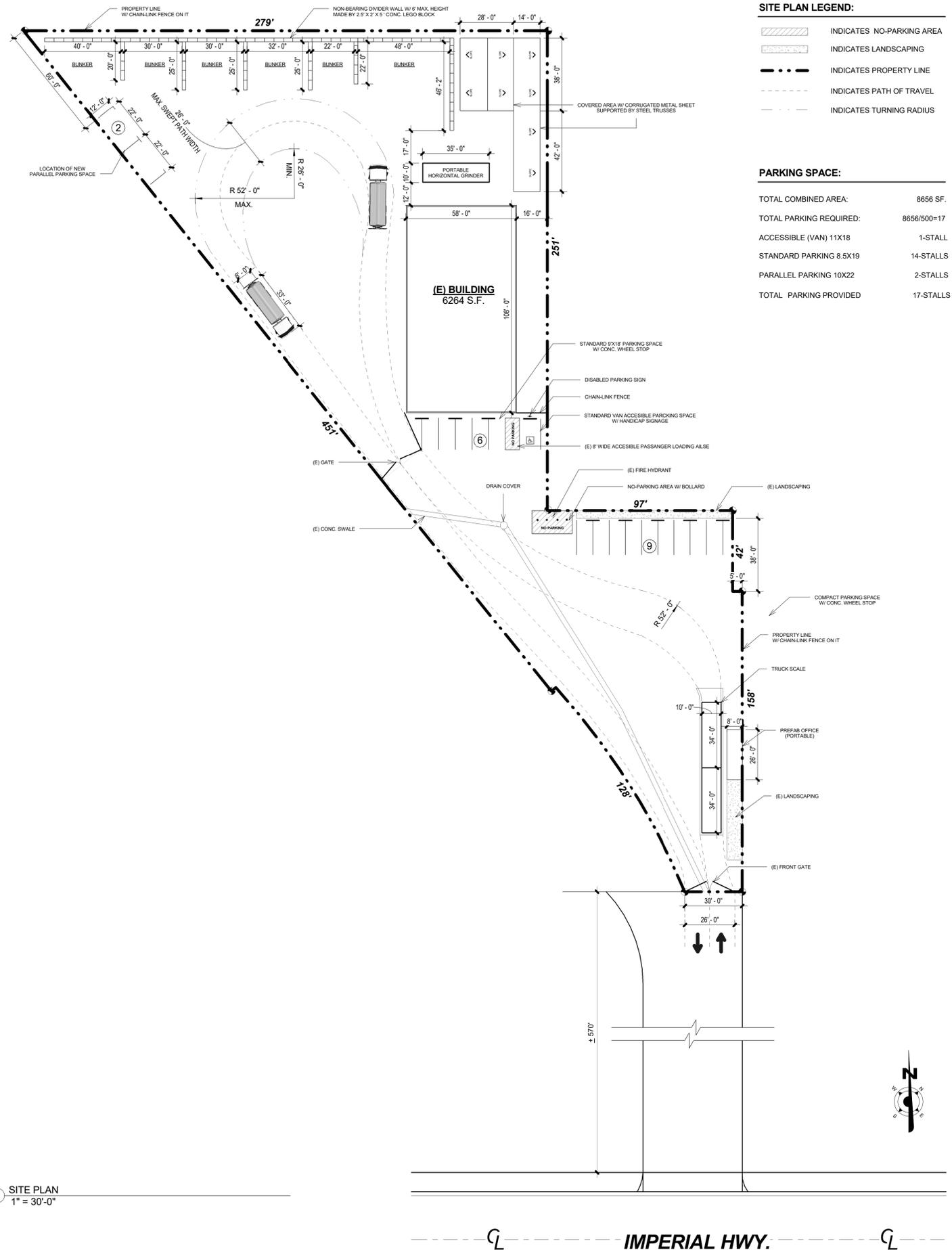
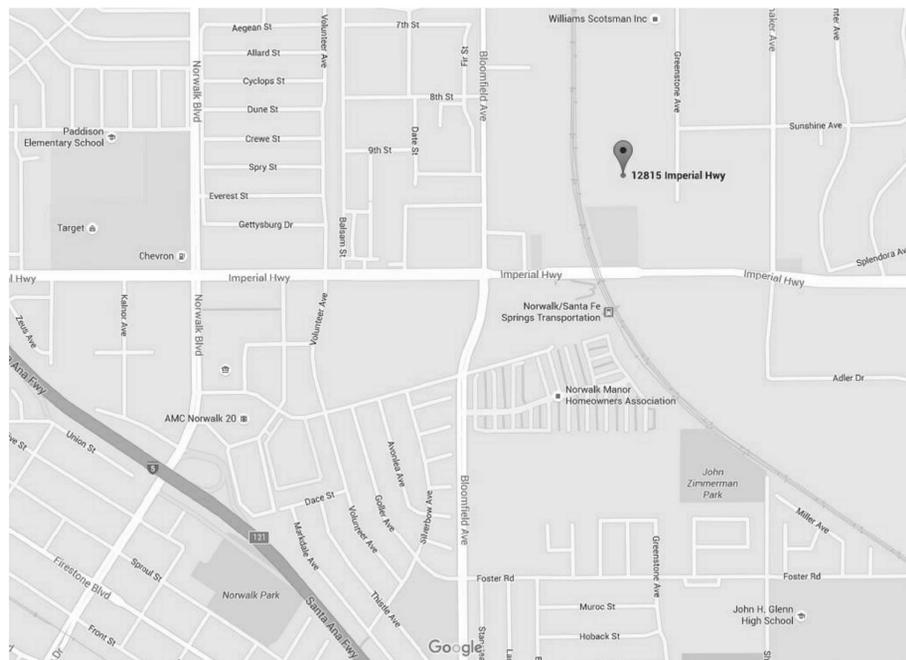
PROJECT DATA:

PROPERTY ADDRESS: 12815 East Imperial Highway,
Santa Fe Springs, CA 90670
PROPERTY TYPE: Commercial / Industrial
CITY OF: Santa Fe Springs
COUNTY OF: Los Angeles
STATE OF: California
A.P.N.: 8026-041-039
ZONING: M2

AREA TABULATION:

LOT SIZE: 1.7 ACRES
EXISTING BUILDING: 6260 S.F.
LOT COVERAGE: 10%

VICINITY MAP:



1 SITE PLAN
1" = 30'-0"

A To Z Engineering Inc.

Structural Design-Home Inspection-Civil Engineering
Grading Plan-Drainage Plan-Erosion Control Plan(BMP)
Extension Plan-Water Quality Management Plan(WQMP)
Hydrology and Hydraulic study for projects
Sewer, Water & utilities Services
info@atozengineering.com
Phone: (714) 526-5040
1105 E Commonwealth Ave #A2
Fullerton, CA 92831



JOB NAME:

GreenCycle INC.

12815 East Imperial Highway,
Santa Fe Springs, CA 90670

No.	Description	Date
1	1ST REVIEW	4/20/2016

PREPARED BY:
S.MIRGATI
COVER SHEET/SITE PLAN
Project number: Project Number
Date: 06/6/2016
Scale: 1" = 30'-0"
Checked by: Checker

C1

**Attachment No. 6
Resolution No. 226-2023**

Exhibit A – Draft Initial Study/Negative Declaration

Exhibit B – Conditions of Approval

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 226-2023

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
AMENDMENT TO CONDITIONAL USE PERMIT CASE NO. 524**

WHEREAS, a request was made for the Amendment to Conditional Use Permit Case No. 524 to increase the processing capacity of construction, demolition, and inert (CDI) materials from 24.9 tons per day to 49.9 tons per day to an existing green-waste transfer facility located at 12815 Imperial Highway, within the M-2, Heavy Manufacturing, Zone;

WHEREAS, the subject property is located on the north side of Imperial Highway, with Accessor's Parcel Number of 8026-041-039, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the applicant for the proposed Amendment to Conditional Use Permit Case No. 524 is Greencycle, 12815 Imperial Highway, Santa Fe Springs, CA 90670; and

WHEREAS, the property owner is Lance B. Jones Trust 2019, 12815 Imperial Highway; and

WHEREAS, the proposed use, which includes the discretionary review of the Amendment to Conditional Use Permit Case No. 524, is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

WHEREAS, based on the information received from the applicant and staff's assessment, it was found and determined that the proposed project will not have a significant adverse effect on the environmental; therefore, the City caused to be prepared and proposed to adopt an Initial Study/Negative Declaration (IS/ND) for the proposed project; and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on December 28, 2022, published a legal notice in the *Whitter Daily News*, a local paper of general circulation, indicating the date and time of the public hearing, and also mailed said public hearing notice on December 28, 2022, to each property owner within a 500 foot radius of the project site in accordance with state law; and

WHEREAS, on January 9, 2023, the City of Santa Fe Springs Planning Commission conducted a duly noticed public hearing and considered public testimony concerning Amendment to Conditional Use Permit Case No. 524; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and zoning of the subject property, the testimony, written comments, or other materials presented at the Planning

Commission Meeting on January 9, 2023, concerning the Amendment to Conditional Use Permit Case No. 524.

NOW, THEREFORE, be it RESOLVED that the PLANNING COMMISSION of the CITY OF SANTA FE SPRINGS does hereby RESOLVE, DETERMINE and ORDER AS FOLLOWS:

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

The proposed amendment to Conditional Use Permit Case No. 524 to allow an increase of the processing capacity for construction, demolition, and inert (CDI) materials from 24.9 tons per day to 49.9 tons per day to an existing green-waste transfer facility is considered a project under the California Environmental Quality Act (CEQA) and as a result, the project is subject to the City's environmental review process. The environmental analysis provided in the Initial Study, including related technical studies, indicated that the proposed project will not result in any significant adverse impacts to the environment, therefore, the City required the preparation and adoption of a Negative Declaration (ND) for the proposed Project. The ND reflects the independent judgment of the City of Santa Fe Springs, and the City's environmental consultant, Blodgett/Baylosis Environmental Planning and is attached hereto as Exhibit A.

The Initial Study determined that the proposed project is not expected to have any 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.

SECTION II. CONDITIONAL USE PERMIT FINDINGS

Pursuant to Section 155.716 of the City's Zoning Ordinance, in studying any application for a Conditional Use Permit, the Commission shall give consideration to the following:

- A) 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. The existing 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 related uses, which is similar to, and compatible with the green-waste transfer facility use. Furthermore, a green-waste transfer facility use is already permitted on the subject site. The project, if approved, will allow an increase of construction, demolition, and inert (CDI) materials from 24.9 tons per day to 49.9 tons per day.

The proposed increase of CDI materials, up to 49.9 TPD, will not impact the existing site plan, employment count, or hours of operation. As such, the proposed increase of CDI collection will not affect setbacks, parking, circulation, landscaping, odor, or noise. The only potential change related to the proposed capacity increase is the number of vehicular traffic associated with the subject facility. At maximum capacity, the proposed increase is this expected to have a net impact of just four (4) trucks. The results of the traffic analysis has determined that the proposed increase of CDI materials will not cause a significant impact to the nearby intersections. Additionally, the applicant is bound by several conditions of approval to ensure that their operations will not conflict with any regulation(s) set forth by regulatory agencies nor pose a public nuisance to adjacent property owners and tenants.

<u>General Plan Element</u>	<u>Policy</u>	<u>Project Consistency</u>
Land Use	<u>LU-1.2: Economic Diversity.</u> Support a diversified economy with a balance of small and large businesses across a broad range of industries that provide employment, commercial, and experiential opportunities.	The applicant, Greencycle, has recently experienced CDI material deliveries near their existing capacity of 24.9 TPD. To ensure that they do not need to refuse service in unforeseeable circumstances, they are requesting approval to increase CDI material collection to a capacity of 49.9 TPD. The increase will allow the applicant to better serve the greater Los Angeles area and County. Approval of the subject amendment will allow a small business to potentially expand its operation and remain in the City.

	<p><u>LU-2.2: Expanding Industrial Base.</u> Apply the following criteria when encouraging new industries to locate and established businesses to remain in the City, and when considering proposed expansion of existing industries: 1) Contribute to the local tax base; 2) Offer well-paying, skilled employment opportunities; 3) Consider the level of intensity with regards to land use. Develop a reasonably high intensity of land use - but not so high as to produce excessive traffic congestion or environmental degradation. Industries that use extensive land areas without substantial improvements or employment should be discouraged; 4) Provide a favorable relationship between the costs of providing municipal services and the municipal benefits produced; 5) Responsibly manage or minimize environmental impacts locally and regionally.</p>	<p>The proposed project involves a minor expansion of an existing business within the City. The applicant, Greencycle, only operates within the City of Santa Fe Springs and is considered a small business. The proposed project will allow an increase of CDI collection at the facility from 24.9 TPD to 49.9 TPD. While the increase capacity is not expected to add more employees, the additional CDI materials should slightly improve the business income and thus any additional income would add to the local tax base. The potential increased capacity required a Negative Declaration to be prepared for the project and determined that an additional 25 TPD of CDI material collection will not create an adverse impact on the environment or the surrounding area.</p>
<p>Economic Development</p>	<p><u>ED-2.1: Business Retention/Expansion Outreach.</u> Prepare a business/ retention expansion outreach program to address short-term and long-term disruptive influences in the local and regional economy, and address general business-accommodation issues as they arise.</p>	<p>The applicant currently provides services to the greater Los Angeles Area. They have recently experienced occasional increases in CDI deliveries and on some days are near their current 24.9 TPD threshold. Approval of the subject amendment will allow for the retention of an existing business that services the region and thus avoid any disruption to their existing clients. The increased capacity also provides the applicant with the potential for future growth.</p>

The Planning Commission finds that if the applicant continues to operate in strict compliance with the conditions of approval that the proposed change to the subject green waste transfer facility will be harmonious with adjoining properties and surrounding uses in the area and will not be detrimental to persons or property in the immediate vicinity.

- B) 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 requested changes only relate to the CDI processing portion of the overall green waste transfer operation. No interior or exterior modifications to the existing building, parking area, or overall site are proposed. Additionally, the materials are sorted and separated, thus the site is kept in a neat and orderly manner. The Planning Commission therefore finds that, since the site characteristics will remain practically unchanged and thus the general appearance and welfare of the community will continue to be preserved.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 226-2023 to approve and adopt the proposed Initial Study/Negative Declaration and also approve Amendment to Conditional Use Permit Case No. 524 to increase the processing capacity of construction, demolition, and inert (CDI) materials from 24.9 tons per day to 49.9 tons per day to an existing green waste transfer facility located at 12815 Imperial Highway (APN: 8026-041-039), within the M-2, Heavy Manufacturing, subject to conditions attached hereto as Exhibit B.

ADOPTED and APPROVED 9th day of January 2023 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary



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
2211 S. HACIENDA BOULEVARD, SUITE 207
HACIENDA HEIGHTS, CALIFORNIA 91745**

FEBRUARY 8, 2022

SFSP 070



TABLE OF CONTENTS

Section	Page
Negative Declaration	3
1. Introduction.....	5
2. Project Description.....	5
3. Environmental Analysis.....	17
Aesthetic Impacts	18
Agriculture and Forestry Resources Impacts.....	21
Air Quality Impacts.....	24
Biological Resources Impacts	29
Cultural Resources Impacts	33
Energy.....	35
Geology and Soils Impacts	37
Greenhouse Gas Emissions Impacts.....	40
Hazards and Hazardous Materials Impacts	42
Hydrology and Water Quality Impacts.....	46
Land Use and Planning Impacts.....	49
Mineral Resources Impacts.....	51
Noise Impacts	53
Population and Housing Impacts	55
Public Services Impacts.....	57
Recreation Impacts.....	59
Transportation and Circulation Impacts.....	61
Tribal Cultural Resources.....	64
Utilities Impact	67
Wildfire Impacts	70
Attachment 2. Environmental Assessment Exhibits	73



NEGATIVE DECLARATION

PROJECT NAME: Greencycle CUP Amendment (ACUP 524).

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 an increase in the permitted processing capacity of *inert* construction and demolition debris from 24.9 tons per day (TPD) to 49.9 TPD. No new construction or expansion will be required to accommodate the additional processing capacity should the current amendment be approved. No additional staff will be required. The Applicant is requesting the Amendment in the event there are unforeseen circumstances that warrant the need for increased CDI processing capacity in the future. 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 were prohibited under the original CUP 524.

The original CUP was first amended in 2016 to allow for the processing of CDI material and to conduct chipping and grinding operations on-site. 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 sorting or “combing” out the CDI materials from the green waste material. CDI materials that cannot be chipped and ground. The residual CDI materials are then transported off-site for further processing.

The first CUP amendment allowed for the processing of up to 24.9 tons per day of CDI material. The current amendment will increase the processing capacity from the current permitted limit of 24.9 TPD to 49.9 TPD. No new construction or expansion will be required to accommodate the additional processing capacity should the current amendment be approved. No additional staff will be required. The Applicant is requesting the Amendment in the event there are unforeseen circumstances that warrant the need for increased CDI processing capacity in the future.



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 an increase in the permitted processing capacity of *inert* construction and demolition debris from 24.9 tons per day (TPD) to 49.9 TPD. No new construction or expansion will be required to accommodate the additional processing capacity should the current amendment be approved. No additional staff will be required. The Applicant is requesting the Amendment in the event there are unforeseen circumstances that warrant the need for increased CDI processing capacity in the future. 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 were prohibited within the original CUP 524. The approval of the first CUP Amendment will allow Greencycle to conduct chipping and grinding operations on-site and to allow the processing of inert construction and demolition debris up to 24.9 tons per day (TPD).

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 20-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, Associate Planner
City of Santa Fe Springs, Planning and Development Department
11710 East Telegraph Road
Santa Fe Springs, California 90670
562-868-0511

2. PROJECT DESCRIPTION

2.1 PROJECT LOCATION

The existing Greencycle facility is located in the central portion of the City of Santa Fe Springs. Santa Fe Springs is located approximately 13 miles southeast of Downtown Los Angeles and 17 miles northwest of Downtown Santa Ana. The City 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 1.1 miles north of the project site; Shoemaker Avenue, located 0.2 miles east of the project site; and Bloomfield Avenue, located 0.2 miles west of the project site.² The Greencycle facility is located

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 Google Earth. Website accessed August 14, 2021.



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. 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 approximately 575 feet north of the roadway. The Greencycle facility 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 a truck trailer parking area for FedEx. Other industrial uses north of the project site include Production Transport, R&R Transportation Services, and a vacant property.
- *South of the site.* Imperial Highway is located south of the site. Various industrial uses occupy frontage along the south side of Imperial Highway. A Metrolink parking lot is located further south on the south side of Imperial Highway. The Transportation Center is located to the west of the parking lot area and various industrial uses are located to the east.
- *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.

2.3 PROJECT BACKGROUND

Greencycle, a green waste receiving, and transfer 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 an increase in the permitted processing capacity of *inert* construction and demolition debris from 24.9 tons per day (TPD) to 49.9 TPD. 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 were prohibited within CUP 524. The first CUP Amendment allowed Greencycle to conduct chipping and grinding operations on-site.

³ Blodgett Baylosis Environmental Planning. *Site Survey*. Site survey was completed on August 15, 2016. Survey was updated in June 2020.

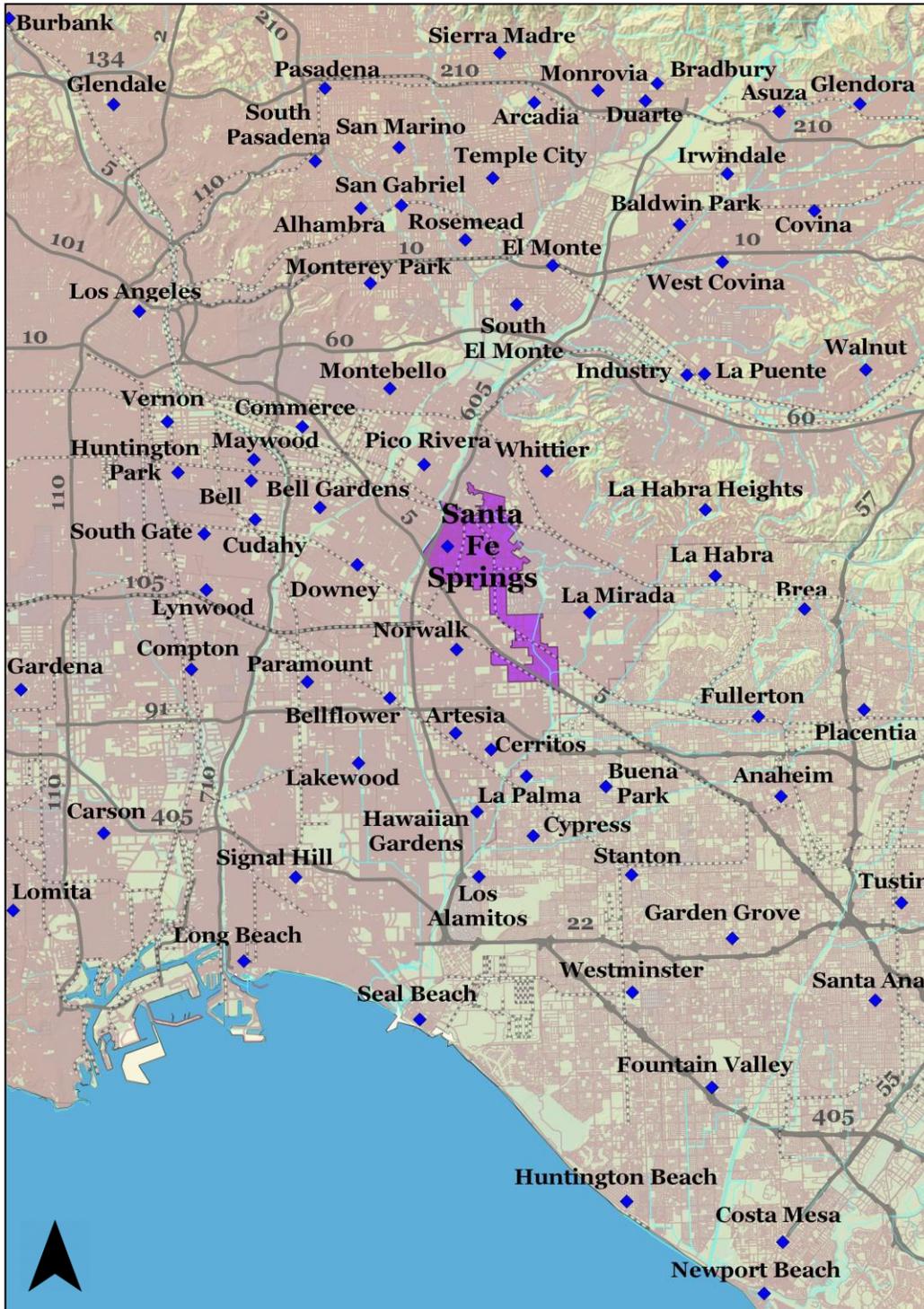


EXHIBIT 1
REGIONAL MAP
Source: Quantum GIS

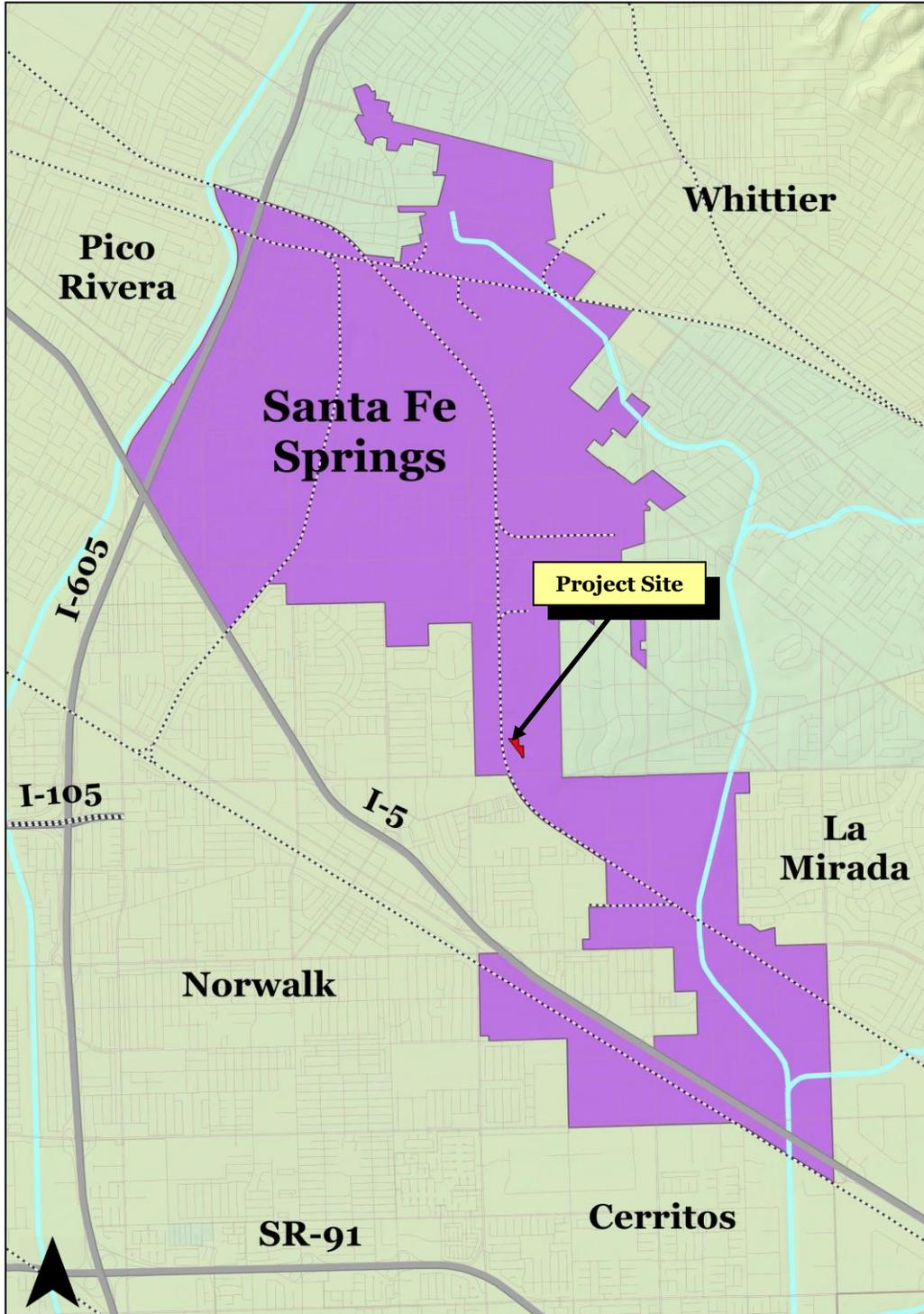


EXHIBIT 2
CITYWIDE MAP
Source : Quantum GIS

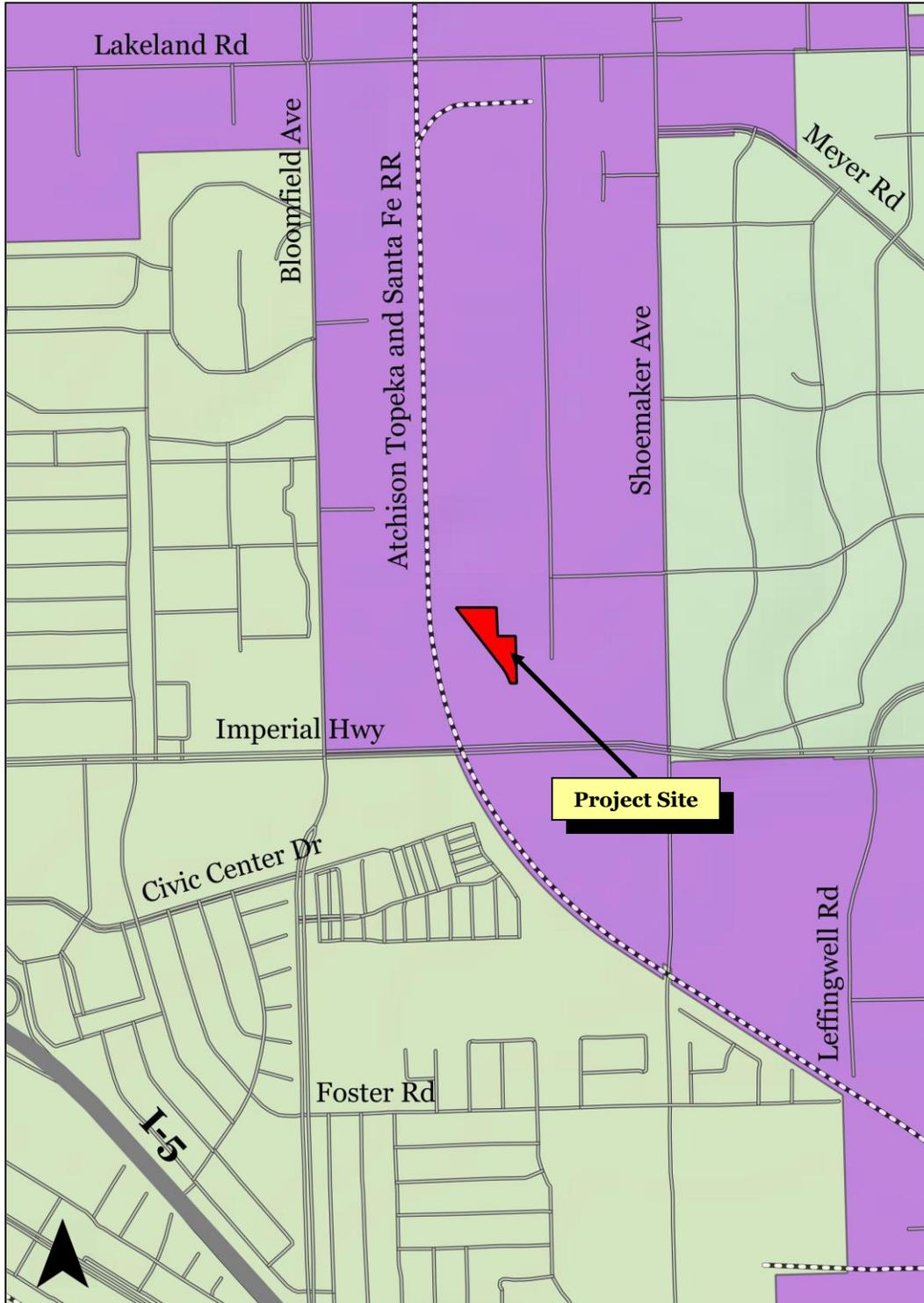


EXHIBIT 3
LOCAL MAP
Source : Quantum GIS



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. The uses located further north have now been replaced by a FedEx trailer parking area.

EXHIBIT 6 PHOTOGRAPHS OF PROJECT SITE

Source: Greencycle



View of neighboring uses, facing north. The uses shown in the photo have been replaced by a FedEx trailer parking area.



View of Robertson's, facing east

EXHIBIT 7
PHOTOGRAPHS OF PROJECT SITE
Source: Greencycle



In addition to the chipping and grinding operations, the original CUP amendment allowed 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 involved 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 original CUP amendment allowed for the processing of up to 24.9 tons per day of CDI material.

2.4 DESCRIPTION OF PROPOSED CUP AMENDMENT

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 daily inbound tonnage of CDI material currently cannot not exceed 24.9 TPD. The proposed amendment to the CUP would permit an increase in the permitted processing capacity of *inert* construction and demolition debris from the current 24.9 tons per day (TPD) to 49.9 TPD. The length of on-site storage time of unprocessed CDI will not exceed 15 days. The facility site plan is provided in Exhibit 8.

2.5 DISCRETIONARY APPROVALS

A Discretionary Action is an action taken by a government agency (for this project, the government agency is the City of Santa Fe Springs) that calls for an exercise of judgment in deciding whether to approve a project. The proposed project will require the approval of the following discretionary actions:

- An amendment to Conditional Use Permit 524 to increase the processing capacity of the CDI materials from 24.9 TPD to 49.9 TPD facility.

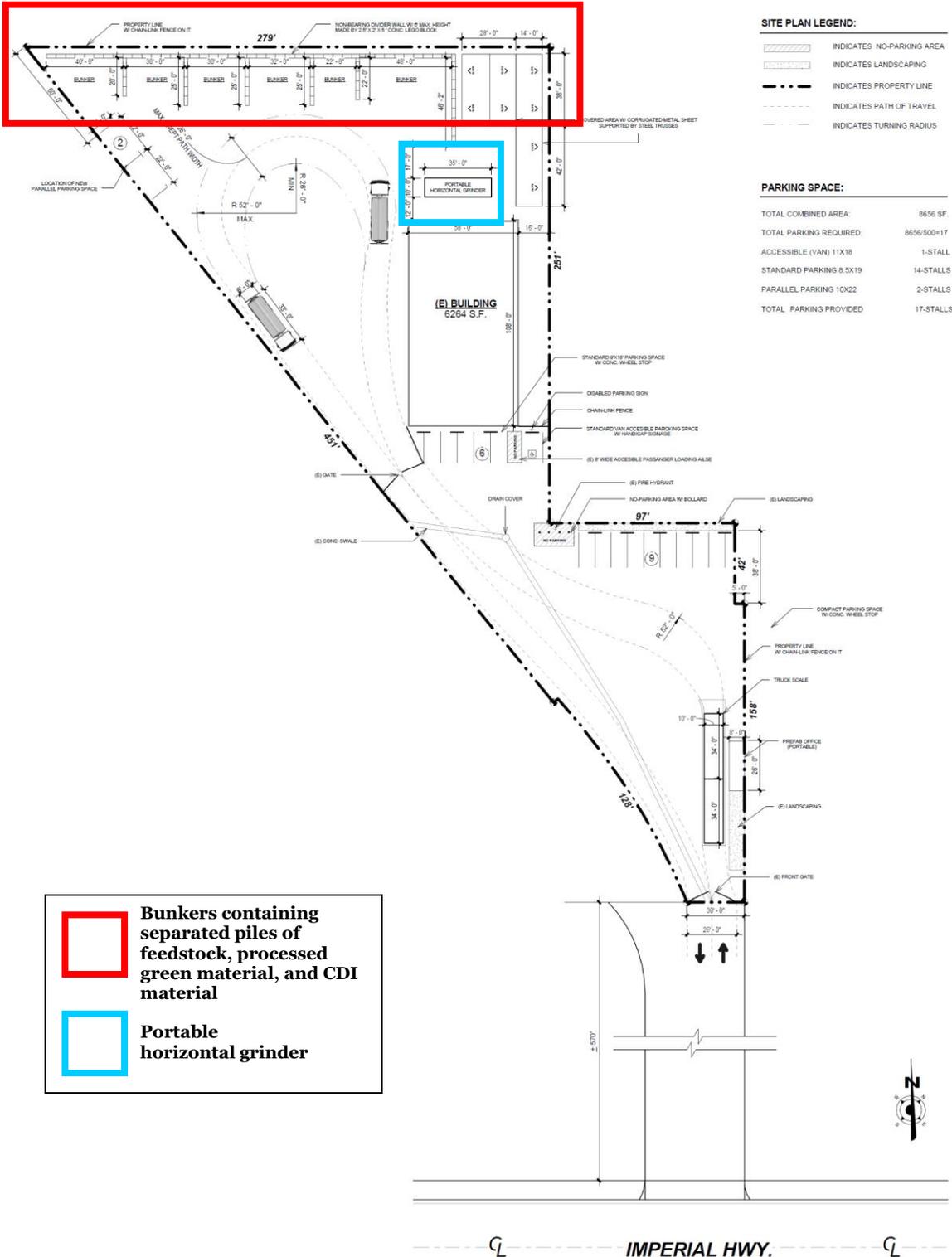


EXHIBIT 8
FACILITY SITE PLAN
 Source: A to Z Engineering



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3. ENVIRONMENTAL ANALYSIS

This section of the Initial Study analyzes the potential environmental impacts that may result from the proposed project's implementation. The issue areas evaluated in this Initial Study include the following:

Aesthetics (Section 3.1);	Mineral Resources (Section 3.12) ;
Agricultural & Forestry Resources (Section 3.2);	Noise (Section 3.13) ;
Air Quality (Section 3.3);	Population & Housing (Section 3.14);
Biological Resources (Section 3.4);	Public Services (Section 3.15);
Cultural Resources (Section 3.5);	Recreation (Section 3.16);
Energy (Section 3.6)	Transportation (Section 3.17);
Geology & Soils (Section 3.7);	Tribal Cultural Resources (Section 3.18);
Greenhouse Gas Emissions; (Section 3.8);	Utilities (Section 3.19);
Hazards & Hazardous Materials (Section 3.9);	Wildfire (Section 3.20); and,
Hydrology & Water Quality (Section 3.10);	Mandatory Findings of Significance (Section
Land Use & Planning (Section 3.11);	3.21).

The environmental analysis included in this section reflects the Initial Study Checklist format used by the City of Santa Fe Springs in its environmental review process (refer to Section 1.3 herein). Under each issue area, an analysis of impacts is provided in the form of questions followed by corresponding detailed responses. For the evaluation of potential impacts, questions are stated, and an answer is provided according to the analysis undertaken as part of this 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 that the City of Santa Fe Springs or other responsible agencies consider to be 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. However, the level of 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.

This Initial Study will assist the City of Santa Fe Springs in making a determination as to whether there is a potential for significant adverse impacts on the environment associated with the implementation of the proposed project.



SECTION 3.1 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

THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on aesthetics if it results in any of the following:

- Except as provided in Public Resources Code Section 21099, would the project have a substantial adverse effect on a scenic vista?
- Except as provided in Public Resources Code Section 21099, would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?
- Except as provided in Public Resources Code Section 21099, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? or,
- Except as provided in Public Resources Code Section 21099, would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

ENVIRONMENTAL DETERMINATION

A. No Impact. The proposed project is a request by Greencycle to obtain approval of an Amendment to the existing Conditional Use Permit (CUP Case No. 524) to allow for an increase in the permitted processing capacity of inert construction and demolition debris from 24.9 TPD to 49.9 TPD. No new construction or expansion will be required to accommodate the additional processing capacity should the current amendment



be approved. No additional staff will be required. The Applicant is requesting the Amendment in the event there are unforeseen circumstances that warrant the need for increased CDI processing capacity in the future. 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. No Impact.** 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. No Impact.** 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 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. No Impact.** 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.



MITIGATION MEASURES

The analysis of aesthetics indicated that no impact on these resources would occur as part of the proposed project's implementation. As a result, no mitigation is required.

SOURCES

- Greencycle and the City of Santa Fe Springs. *Application for Amendment to CUP 524*. May 24, 2021.
- Blodgett Baylosis Environmental Planning. *Site Survey*. Site survey was completed on August 15, 2016. Survey was updated in June 2020.
- 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.



<p align="center">SECTION 3.2 AGRICULTURE & FORESTRY RESOURCES IMPACTS</p>	<p align="center">Potentially Significant Impact</p>	<p align="center">Less Than Significant Impact with Mitigation</p>	<p align="center">Less Than Significant Impact</p>	<p align="center">No Impact</p>
<p>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?</p>				<p>X</p>
<p>B. Would the project conflict with existing zoning for agricultural use, or a Williamson Act Contract?</p>				<p>X</p>
<p>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])?</p>				<p>X</p>
<p>D. Would the project result in the loss of forest land or the conversion of forest land to a non-forest use?</p>				<p>X</p>
<p>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?</p>				<p>X</p>

THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on agriculture and forestry resources if it results in any of the following:

- 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?
- Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
- Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?
- Would the project result in the loss of forest land or conversion of forest land to non-forest use?



- Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

ENVIRONMENTAL DETERMINATION

- A. No Impact.** The proposed project is a request by Greencycle to obtain approval of an Amendment to the existing Conditional Use Permit (CUP Case No. 524) to allow for an increase in the permitted processing capacity of inert construction and demolition debris from 24.9 TPD to 49.9 TPD. No new construction or expansion will be required to accommodate the additional processing capacity should the current amendment be approved. No additional staff will be required. The Applicant is requesting the Amendment in the event there are unforeseen circumstances that warrant the need for increased CDI processing capacity in the future. The Greencycle facility 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. No Impact.** 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.
- C. No Impact.** 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 Impact.** 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. No Impact.** 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.



MITIGATION MEASURES

The analysis of agricultural and forestry resources indicated that no impact on these resources would occur as part of the proposed project's implementation. As a result, no mitigation is required.

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.



<p align="center">SECTION 3.3 AIR QUALITY IMPACTS</p>	<p align="center">Potentially Significant Impact</p>	<p align="center">Less Than Significant Impact with Mitigation</p>	<p align="center">Less Than Significant Impact</p>	<p align="center">No Impact</p>
<p>A. Would the project conflict with or obstruct implementation of the applicable air quality plan?</p>				<p align="center">X</p>
<p>B. Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?</p>			<p align="center">X</p>	
<p>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)?</p>				<p align="center">X</p>
<p>D. Would the project expose sensitive receptors to substantial pollutant concentrations?</p>				<p align="center">X</p>
<p>E. Would the project create objectionable odors affecting a substantial number of people?</p>				<p align="center">X</p>

THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on air quality if it results in any of the following:

- Would the project conflict with or obstruct implementation of the applicable air quality plan?
- Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?
- Would the project expose sensitive receptors to substantial pollutant concentrations?
- Would the project result in other emissions (such as those leading to odors adversely affecting a substantial number of people)?

The South Coast Air Quality Management District (SCAQMD) has established quantitative thresholds for short-term (construction) emissions and long-term (operational) emissions for the following criteria pollutants:



- *Ozone (O₃)* is a nearly colorless gas that irritates the lungs, damages materials, and vegetation. Ozone is formed by photochemical reaction (when nitrogen dioxide is broken down by sunlight).
- *Carbon monoxide (CO)* is a colorless, odorless toxic gas that interferes with the transfer of oxygen to the brain. Carbon monoxide is produced by the incomplete combustion of carbon-containing fuels emitted as vehicle exhaust.
- *Nitrogen dioxide (NO₂)* is a yellowish-brown gas, which at high levels can cause breathing difficulties. Nitrogen dioxide is formed when nitric oxide (a pollutant from burning processes) combines with oxygen.
- *Sulfur dioxide (SO₂)* is a colorless, pungent gas formed primarily by the combustion of sulfur-containing fossil fuels. Health effects include acute respiratory symptoms and difficulty in breathing for children.
- *PM₁₀ and PM_{2.5}* refers to particulate matter less than ten microns and two and one-half microns in diameter, respectively. Particulates of this size cause a greater health risk than larger-sized particles because fine particles can more easily cause irritation.

Projects in the South Coast Air Basin (SCAB) generating construction-related emissions that exceed any of the following emissions thresholds are considered to be significant under CEQA:

- 75 pounds per day or 2.50 tons per quarter of reactive organic compounds;
- 100 pounds per day or 2.50 tons per quarter of nitrogen dioxide;
- 550 pounds per day or 24.75 tons per quarter of carbon monoxide;
- 150 pounds per day or 6.75 tons per quarter of PM₁₀;
- 55 pounds per day or 2.43 tons per quarter of PM_{2.5}; or,
- 150 pounds per day or 6.75 tons per quarter of sulfur oxides.

A project would have a significant effect on air quality if any of the following operational emissions thresholds for criteria pollutants are exceeded:

- 55 pounds per day of reactive organic compounds;
- 55 pounds per day of nitrogen dioxide;
- 550 pounds per day of carbon monoxide;
- 150 pounds per day of PM₁₀;
- 55 pounds per day of PM_{2.5}; or,
- 150 pounds per day of sulfur oxides.

ENVIRONMENTAL DETERMINATION

A. No Impact. The proposed project is a request by Greencycle to obtain approval of an Amendment to the existing Conditional Use Permit (CUP Case No. 524) to allow for an increase in the permitted processing capacity of inert construction and demolition debris from 24.9 TPD to 49.9 TPD. No new construction or expansion will be required to accommodate the additional processing capacity should the current amendment



be approved. No additional staff will be required. The Applicant is requesting the Amendment in the event there are unforeseen circumstances that warrant the need for increased CDI processing capacity in the future. 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.

B. Less than Significant Impact. 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 24.9 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 proposed project is a request by Greencycle to obtain approval of an Amendment to the existing Conditional Use Permit (CUP Case No. 524) to allow for an increase in the permitted processing capacity of inert construction and demolition debris from 24.9 TPD to 49.9 TPD. No new construction or expansion will be required to accommodate the additional processing capacity should the current amendment be approved. No additional staff will be required. The Applicant is requesting the Amendment in the event there are unforeseen circumstances that warrant the need for increased CDI processing capacity in the future. 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. No Impact. As mentioned in Subsection B, the proposed project will not result in any short-term (construction-related) emissions since no construction will occur. 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 are 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.

D. No Impact. 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. No Impact. 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.

MITIGATION MEASURES

The analysis of air quality impacts indicated that the projected emissions would be below the SCAQMD's thresholds of significance. As a result, no mitigation measures are required.

SOURCES

- Greencycle and the City of Santa Fe Springs. *Application for Amendment to CUP 524*. May 24, 2021.
- Blodgett Baylosis Environmental Planning. *Site Survey*. Site survey was completed on August 15, 2016. Survey was updated in June 2020.



- 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.



<p align="center">SECTION 3.4 BIOLOGICAL RESOURCES IMPACTS</p>	<p align="center">Potentially Significant Impact</p>	<p align="center">Less Than Significant Impact with Mitigation</p>	<p align="center">Less Than Significant Impact</p>	<p align="center">No Impact</p>
<p>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?</p>				<p align="center">X</p>
<p>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?</p>				<p align="center">X</p>
<p>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?</p>				<p align="center">X</p>
<p>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?</p>				<p align="center">X</p>
<p>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?</p>				<p align="center">X</p>
<p>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?</p>				<p align="center">X</p>

THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on biological resources if it results in any of the following:



- 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?
- 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 US Fish and Wildlife Service?
- Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
- Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
- Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

ENVIRONMENTAL DETERMINATION

- A. No Impact.** The proposed project is a request by Greencycle to obtain approval of an Amendment to the existing Conditional Use Permit (CUP Case No. 524) to allow for an increase in the permitted processing capacity of inert construction and demolition debris from 24.9 TPD to 49.9 TPD. No new construction or expansion will be required to accommodate the additional processing capacity should the current amendment be approved. No additional staff will be required. The Applicant is requesting the Amendment in the event there are unforeseen circumstances that warrant the need for increased CDI processing capacity in the future. 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. No Impact.** 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. No Impact.** 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. No Impact.** 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. No Impact.** 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.
- F. No Impact.** 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.

MITIGATION MEASURES

The environmental analysis indicated that the proposed project would not result in any significant impacts on biological resources. As a result, no mitigation measures are required.

SOURCES

- Greencycle and the City of Santa Fe Springs. *Application for Amendment to CUP 524*. May 24, 2021.
- Blodgett Baylosis Environmental Planning. *Site Survey*. Site survey was completed on August 15, 2016. Survey was updated in June 2020.



- 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>.



SECTION 3.5 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 pursuant to §15064.5 of the CEQA Guidelines?				X
B. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines?				X
C. Would the project disturb any human remains, including those interred outside of formal cemeteries and including Native American Sacred Sites?				X

THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on cultural resources if it results in any of the following:

- Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?
- Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?
- Would the project disturb any human remains, including those interred outside of formal cemeteries?

ENVIRONMENTAL DETERMINATION:

A. No Impact. The proposed project is a request by Greencycle to obtain approval of an Amendment to the existing Conditional Use Permit (CUP Case No. 524) to allow for an increase in the permitted processing capacity of inert construction and demolition debris from 24.9 TPD to 49.9 TPD. No new construction or expansion will be required to accommodate the additional processing capacity should the current amendment be approved. No additional staff will be required. The Applicant is requesting the Amendment in the event there are unforeseen circumstances that warrant the need for increased CDI processing capacity in the future. 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. No Impact. 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 Impact. 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.

MITIGATION MEASURES

The environmental analysis indicated that the proposed project would not result in any significant impacts on cultural resources since no excavation would occur. As a result, no mitigation measures are required.

SOURCES

- Greencycle and the City of Santa Fe Springs. *Application for Amendment to CUP 524*. May 24, 2021.
- Blodgett Baylosis Environmental Planning. *Site Survey*. Site survey was completed on August 15, 2016. Survey was updated in June 2020.
- 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>.



SECTION 3.6 ENERGY IMPACT	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation?			✘	
B. Would the project conflict with or obstruct a State or local plan for renewable energy or energy efficiency?				✘

THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on cultural resources if it results in any of the following:

- Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?
- Would the project conflict with or obstruct a State or local plan for renewable energy or energy efficiency?

A. Less than Significant Impact. The facility project site is served by Southern California Edison (electricity) and the Southern California Gas Company (SCG). The proposed project is a request by Greencycle to obtain approval of an Amendment to the existing Conditional Use Permit (CUP Case No. 524) to allow for an increase in the permitted processing capacity of inert construction and demolition debris from 24.9 TPD to 49.9 TPD. No new construction or expansion will be required to accommodate the additional processing capacity should the current amendment be approved. No additional staff will be required. The Applicant is requesting the Amendment in the event there are unforeseen circumstances that warrant the need for increased CDI processing capacity in the future. The Title 24, Building Standards Code, California Energy Code and California Green Building standards would be applicable to the project. Adherence to Title 24 would reduce potential impacts to less than significant level. As a result, the impact will be less than significant.

B. No Impact. On January 12, 2010, the State Building Standards Commission adopted updates to the California Green Building Standards Code (Code) which became effective on January 1, 2011. The California Code of Regulations (CCR) Title 24, Part 11: California Green Building Standards (Title 24) became effective to aid efforts to reduce GHG emissions associated with energy consumption. Title 24 now requires that new buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant-emitting finish materials. The 2016 version of the standards became effective as of January 1, 2017. The proposed project will conform to all pertinent



energy conservation requirements. As a result, the potential impacts will be less than significant.

MITIGATION MEASURES

The analysis determined that the proposed project will not result in significant impacts related to energy and mitigation measures are not required.

SOURCES

- Greencycle and the City of Santa Fe Springs. *Application for Amendment to CUP 524*. May 24, 2021.
- Blodgett Baylosis Environmental Planning. *Site Survey*. Site survey was completed on August 15, 2016. Survey was updated in June 2020.



SECTION 3.7 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
F. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X

THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on geology and soils if it results in any of the following:

- Would the project directly or indirectly cause 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 (refer to Division of Mines and Geology Special Publication 42); strong seismic ground shaking; seismic-related ground failure, including liquefaction; and, landslides?



- Would the project result in substantial soil erosion or the loss of topsoil?
- Would the project be located on a geologic unit or 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?
- Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?
- Would the project have 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?
- Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

ENVIRONMENTAL DETERMINATION

- A. No Impact.** The proposed project is a request by Greencycle to obtain approval of an Amendment to the existing Conditional Use Permit (CUP Case No. 524) to allow for an increase in the permitted processing capacity of inert construction and demolition debris from 24.9 TPD to 49.9 TPD. No new construction or expansion will be required to accommodate the additional processing capacity should the current amendment be approved. No additional staff will be required. The Applicant is requesting the Amendment in the event there are unforeseen circumstances that warrant the need for increased CDI processing capacity in the future. 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.
- B. No Impact.** 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. No Impact.** 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. No Impact.** The proposed project does not involve any construction of activity that would result in, or expose people to, adverse impacts related to expansive soil. As a result, no impacts will occur upon the implementation of the project.



- E. No Impact.** 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.
- F. No Impact.** The on-site soils have undergone disturbance due to the previous development. Furthermore, the on-site soils that underlie the property are Holocene-aged deposits that have a low potential for the discovery of paleontological resources. These soils are recent deposits that do not contain fossil deposits. Finally, no excavation is planned. As a result, the proposed project is not anticipated to disturb any paleontological resources and the impacts are less than significant.

SOURCES

- Greencycle and the City of Santa Fe Springs. *Application for Amendment to CUP 524*. May 24, 2021.
- Blodgett Baylosis Environmental Planning. *Site Survey*. Site survey was completed on August 15, 2016. Survey was updated in June 2020.
- 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.



SECTION 3.8 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	

THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on greenhouse gas emissions if it results in any of the following:

- Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
- Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

ENVIRONMENTAL DETERMINATION

A. Less than Significant Impact. The proposed project is a request by Greencycle to obtain approval of an Amendment to the existing Conditional Use Permit (CUP Case No. 524) to allow for an increase in the permitted processing capacity of inert construction and demolition debris from 24.9 TPD to 49.9 TPD. No new construction or expansion will be required to accommodate the additional processing capacity should the current amendment be approved. No additional staff will be required. The Applicant is requesting the Amendment in the event there are unforeseen circumstances that warrant the need for increased CDI processing capacity in the future. The State of California requires CEQA documents to include an evaluation of greenhouse gas (GHG) emissions of 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 maximum permitted capacity is 49.9 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 eight 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 is being 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. Less than Significant Impact. 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.

MITIGATION MEASURES

The analysis of potential impacts related to greenhouse gas emissions indicated that no significant adverse impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation measures are required.

SOURCES

- Greencycle and the City of Santa Fe Springs. *Application for Amendment to CUP 524*. May 24, 2021.
- Blodgett Baylosis Environmental Planning. *Site Survey*. Site survey was completed on August 15, 2016. Survey was updated in June 2020.
- California, State of. OPR Technical Advisory – CEQA and Climate Change: Addressing Climate Change through the California Environmental Quality Act (CEQA) Review. June 19, 2008.



<p align="center">SECTION 3.9 HAZARDS & HAZARDOUS MATERIALS IMPACTS</p>	<p align="center">Potentially Significant Impact</p>	<p align="center">Less Than Significant Impact with Mitigation</p>	<p align="center">Less Than Significant Impact</p>	<p align="center">No Impact</p>
<p>A. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?</p>				<p align="center">X</p>
<p>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?</p>				<p align="center">X</p>
<p>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?</p>				<p align="center">X</p>
<p>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?</p>				<p align="center">X</p>
<p>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?</p>				<p align="center">X</p>
<p>F. Would the project impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?</p>				<p align="center">X</p>
<p>G. 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?</p>				<p align="center">X</p>

THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on hazards and hazardous materials if it results in any of the following:

- Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?



- Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
- 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?
- Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?
- 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 public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?
- Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

ENVIRONMENTAL DETERMINATION

A. No Impact. The proposed project is a request by Greencycle to obtain approval of an Amendment to the existing Conditional Use Permit (CUP Case No. 524) to allow for an increase in the permitted processing capacity of inert construction and demolition debris from 24.9 TPD to 49.9 TPD. No new construction or expansion will be required to accommodate the additional processing capacity should the current amendment be approved. No additional staff will be required. The Applicant is requesting the Amendment in the event there are unforeseen circumstances that warrant the need for increased CDI processing capacity in the future.

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, no impacts are anticipated.

B. No Impact. 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, no impacts are anticipated.

- C. No Impact.** 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. No Impact.** 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 present an environmental concern to the project site due to their distance from the project site (greater than 300 feet), 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. No Impact.** 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. No Impact.** 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.
- G. No Impact.** 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.

MITIGATION MEASURES

The analysis determined that no mitigation measures would be required since no significant hazardous material impacts would result.

SOURCES

- Greencycle and the City of Santa Fe Springs. *Application for Amendment to CUP 524*. May 24, 2021.



- Blodgett Baylosis Environmental Planning. *Site Survey*. Site survey was completed on August 15, 2016. Survey was updated in June 2020.
- 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.



<p align="center">SECTION 3.10 HYDROLOGY & WATER QUALITY IMPACTS</p>	<p align="center">Potentially Significant Impact</p>	<p align="center">Less Than Significant Impact with Mitigation</p>	<p align="center">Less Than Significant Impact</p>	<p align="center">No Impact</p>
<p>A. Would the project violate any water quality standards or waste discharge requirements?</p>				<p align="center">X</p>
<p>B. Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?</p>				<p align="center">X</p>
<p>C. Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site; substantially increase the rate or amount of surface runoff in a manner in which would result in flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or, impede or redirect flood flows?</p>				<p align="center">X</p>
<p>D. In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?</p>				<p align="center">X</p>
<p>E. Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?</p>				<p align="center">X</p>

THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on hydrology and water quality if it results in any of the following:

- Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?
- Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?



- Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site; substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or, impede or redirect flood flows?
- In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?
- Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

ENVIRONMENTAL DETERMINATION

- A. No Impact.** The proposed project is a request by Greencycle to obtain approval of an Amendment to the existing Conditional Use Permit (CUP Case No. 524) to allow for an increase in the permitted processing capacity of inert construction and demolition debris from 24.9 TPD to 49.9 TPD. No new construction or expansion will be required to accommodate the additional processing capacity should the current amendment be approved. No additional staff will be required. The Applicant is requesting the Amendment in the event there are unforeseen circumstances that warrant the need for increased CDI processing capacity in the future. 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. No Impact.** The project 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. No Impact.** 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. No Impact.** 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. 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.

E. No Impact. 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. 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.

MITIGATION MEASURES

The analysis determined that no mitigation measures would be required since no significant hydrological or water quality impacts would occur.

SOURCES

- Greencycle and the City of Santa Fe Springs. *Application for Amendment to CUP 524*. May 24, 2021.
- Blodgett Baylosis Environmental Planning. *Site Survey*. Site survey was completed on August 15, 2016. Survey was updated in June 2020.
- 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.



SECTION 3.11 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?				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

THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on mineral resources if it results in any of the following:

- Would the project physically divide an established community?
- Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

ENVIRONMENTAL DETERMINATION

A. No Impact. The proposed project is a request by Greencycle to obtain approval of an Amendment to the existing Conditional Use Permit (CUP Case No. 524) to allow for an increase in the permitted processing capacity of inert construction and demolition debris from 24.9 TPD to 49.9 TPD. No new construction or expansion will be required to accommodate the additional processing capacity should the current amendment be approved. No additional staff will be required. The Applicant is requesting the Amendment in the event there are unforeseen circumstances that warrant the need for increased CDI processing capacity in the future. 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. No Impact. 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 existing 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.

MITIGATION MEASURES

The analysis determined that no impacts on land use and planning would result upon the implementation of the proposed project. As a result, no mitigation measures are required.

SOURCES

- Greencycle and the City of Santa Fe Springs. *Application for Amendment to CUP 524*. May 24, 2021.
- Blodgett Baylosis Environmental Planning. *Site Survey*. Site survey was completed on August 15, 2016. Survey was updated in June 2020.
- Santa Fe Springs, City of. *Santa Fe Springs General Plan*. As amended 2015.
- Santa Fe Springs, City of. *Zoning Ordinance*. As amended 2015.



SECTION 3.12 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

THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on mineral resources if it results in any of the following:

- 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?
- 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?

ENVIRONMENTAL DETERMINATION

- A. No Impact.** The proposed project is a request by Greencycle to obtain approval of an Amendment to the existing Conditional Use Permit (CUP Case No. 524) to allow for an increase in the permitted processing capacity of inert construction and demolition debris from 24.9 TPD to 49.9 TPD. No new construction or expansion will be required to accommodate the additional processing capacity should the current amendment be approved. No additional staff will be required. 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. No Impact.** 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.



MITIGATION MEASURES

The analysis of potential impacts related to mineral resources indicated that no significant adverse impacts would result from the approval of the proposed project and its subsequent implementation. As a result, no mitigation measures are required.

SOURCES

- Greencycle and the City of Santa Fe Springs. *Application for Amendment to CUP 524*. May 24, 2021.
- Blodgett Baylosis Environmental Planning. *Site Survey*. Site survey was completed on August 15, 2016. Survey was updated in June 2020.
- 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>.



SECTION 3.13 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. 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

THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on noise if it results in any of the following:

- Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- Would the project result in generation of excessive ground borne vibration or ground borne noise levels?
- For a project located within the vicinity of a private airstrip or 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?

ENVIRONMENTAL DETERMINATION

A. No Impact. The proposed project is a request by Greencycle to obtain approval of an Amendment to the existing Conditional Use Permit (CUP Case No. 524) to allow for an increase in the permitted processing capacity of inert construction and demolition debris from 24.9 TPD to 49.9 TPD. No new construction or expansion will be required to accommodate the additional processing capacity should the current amendment be approved. No new noise generating equipment will be installed. No additional staff will be required. The Applicant is requesting the Amendment in the event there are unforeseen circumstances that warrant the need for increased CDI processing capacity in the future. 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. 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.

B. No Impact. 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. No Impact. No airports are located within two miles of the Greencycle facility. Therefore, the proposed project will not expose people residing or working the project area to excessive noise levels and no impacts will result.

MITIGATION MEASURES

The analysis of potential noise impacts indicated that no significant adverse noise impacts would result from the proposed project's construction and operation. As a result, no mitigation measures are required.

SOURCES

- Greencycle and the City of Santa Fe Springs. *Application for Amendment to CUP 524*. May 24, 2021.
- Blodgett Baylosis Environmental Planning. *Site Survey*. Site survey was completed on August 15, 2016. Survey was updated in June 2020.
- Bugliarello, et. al., *The Impact of Noise Pollution*, Chapter 127, 1975.
- Google Earth. Website accessed August 22, 2016.
- USEPA, *Protective Noise Levels*. 1971.



SECTION 3.14 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 people or housing necessitating the construction of replacement housing elsewhere?				X

THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on population and housing if it results in any of the following:

- Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?
- Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

ENVIRONMENTAL DETERMINATION

A. No Impact. The proposed project is a request by Greencycle to obtain approval of an Amendment to the existing Conditional Use Permit (CUP Case No. 524) to allow for an increase in the permitted processing capacity of inert construction and demolition debris from 24.9 TPD to 49.9 TPD. No new construction or expansion will be required to accommodate the additional processing capacity should the current amendment be approved. No additional staff will be required. The Applicant is requesting the Amendment in the event there are unforeseen circumstances that warrant the need for increased CDI processing capacity in the future. 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. No Impact. 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.

MITIGATION MEASURES

The analysis of potential population and housing impacts indicated that no significant adverse impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation measures are required.

SOURCES

- Greencycle and the City of Santa Fe Springs. *Application for Amendment to CUP 524*. May 24, 2021.
- Blodgett Baylosis Environmental Planning. *Site Survey*. Site survey was completed on August 15, 2016. Survey was updated in June 2020.
- Bureau of the Census. *American Factfinder, 2010 Census*. 2020.



SECTION 3.15 PUBLIC SERVICES IMPACTS	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
<p>A. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for 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 for: fire protection; police protection; schools; parks; or other public facilities?</p>				<p>X</p>

THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on public services if it results in any of the following:

- Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: fire protection, police protection, schools, parks or other public facilities?

ENVIRONMENTAL DETERMINATION

A. No Impact. The proposed project is a request by Greencycle to obtain approval of an Amendment to the existing Conditional Use Permit (CUP Case No. 524) to allow for an increase in the permitted processing capacity of inert construction and demolition debris from 24.9 TPD to 49.9 TPD. No new construction or expansion will be required to accommodate the additional processing capacity should the current amendment be approved. No additional staff will be required. The Applicant is requesting the Amendment in the event there are unforeseen circumstances that warrant the need for increased CDI processing capacity in the future.

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. or alter existing facilities. As a result, no impacts will occur upon the implementation of the project.



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. The CUP amendment is not anticipated to be an additional 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.

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.

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.

MITIGATION MEASURES

The analysis of public service impacts indicated that no significant adverse impacts are anticipated, and no mitigation is required with 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 Whittier. <http://www.cityofwhittier.org/depts/police/sfs/default.asp>.
- County of Los Angeles Sheriff's Department. <http://sheriff.lacounty.gov/wps/portal/lasd>.
- Google Earth. Website accessed August 22, 2016.



SECTION 3.16 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

THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on recreation if it results in any of the following:

- 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?
- Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

ENVIRONMENTAL DETERMINATION

A. No Impact. The proposed project is a request by Greencycle to obtain approval of an Amendment to the existing Conditional Use Permit (CUP Case No. 524) to allow for an increase in the permitted processing capacity of inert construction and demolition debris from 24.9 TPD to 49.9 TPD. No new construction or expansion will be required to accommodate the additional processing capacity should the current amendment be approved. No additional staff will be required. The Applicant is requesting the Amendment in the event there are unforeseen circumstances that warrant the need for increased CDI processing capacity in the future. 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. No Impact. 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.

MITIGATION MEASURES

The analysis of potential impacts related to parks and recreation indicated that no significant adverse impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation measures are required.

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



SECTION 3.17 TRANSPORTATION & CIRCULATION IMPACTS	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project conflict with a plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?			X	
B. Conflict or be inconsistent with CEQA Guidelines §15064.3 subdivision (b)?				X
C. Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
D. Would the project result in inadequate emergency access?				X

THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on transportation and circulation if it results in any of the following:

- Would the project conflict with a plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?
- Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?
- Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- Would the project result in inadequate emergency access?

ENVIRONMENTAL DETERMINATION

A. Less than Significant Impact. The proposed project is a request by Greencycle to obtain approval of an Amendment to the existing Conditional Use Permit (CUP Case No. 524) to allow for an increase in the permitted processing capacity of inert construction and demolition debris from 24.9 TPD to 49.9 TPD. No new construction or expansion will be required to accommodate the additional processing capacity should the current amendment be approved. No additional staff will be required. The Applicant is requesting the Amendment in the event there are unforeseen circumstances that warrant the need for increased CDI processing capacity in the future. 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. 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 number 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. No Impact.** 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. No Impact.** 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.
- D. No Impact.** 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.

MITIGATION MEASURES

The proposed project would not significantly impact any of the key intersections located in the surrounding roadway system. Therefore, no off-site mitigation measures would be necessary for the development of this project.

SOURCES

- Greencycle and the City of Santa Fe Springs. *Application for Amendment to CUP 524*. May 24, 2021.



- Blodgett Baylosis Environmental Planning. *Site Survey*. Site survey was completed on August 15, 2016. Survey was updated in June 2020.
- City of Santa Fe Springs. *Final Environmental Impact Report [for the] City of Santa Fe Springs General Plan Update*.



3.18 TRIBAL CULTURAL RESOURCES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
<p>A. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place?</p>				✘
<p>B. Would the project cause a substantial adverse change in the significance of an object with cultural value to a California Native American Tribe, and that is: Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resource Code Section 5024.1 In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe5020.1(k)?</p>				✘

THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on tribal cultural resources if it results in any of the following:

- Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place?
- Would the project cause a substantial adverse change in the significance of an object with cultural value to a California Native American Tribe, and that is: Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resource Code Section 5024.1 In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe5020.1(k)?



ENVIRONMENTAL DETERMINATION

A. No Impact. The proposed project is a request by Greencycle to obtain approval of an Amendment to the existing Conditional Use Permit (CUP Case No. 524) to allow for an increase in the permitted processing capacity of inert construction and demolition debris from 24.9 TPD to 49.9 TPD. No new construction or expansion will be required to accommodate the additional processing capacity should the current amendment be approved. No additional staff will be required. The Applicant is requesting the Amendment in the event there are unforeseen circumstances that warrant the need for increased CDI processing capacity in the future. A Tribal Resource is defined in Public Resources Code section 21074 and includes the following:

- Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following: included or determined to be eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.
- A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.
- A cultural landscape that meets the criteria of subdivision (a) is a tribal cultural resource to the extent that the landscape is geographically defined in terms of the size and scope of the landscape.
- A historical resource described in Section 21084.1, a unique archaeological resource as defined in subdivision (g) of Section 21083.2, or a “non-unique archaeological resource” as defined in subdivision (h) of Section 21083.2 may also be a tribal cultural resource if it conforms to the criteria of subdivision (a).

Since no construction will occur, no impacts are anticipated.

B. No Impact. The proposed project is a request by Greencycle to obtain approval of an Amendment to the existing Conditional Use Permit (CUP Case No. 524) to allow for an increase in the permitted processing capacity of inert construction and demolition debris from 24.9 TPD to 49.9 TPD. No new construction or expansion will be required to accommodate the additional processing capacity should the current amendment be approved. No additional staff will be required. The Applicant is requesting the Amendment in the event there are unforeseen circumstances that warrant the need for increased CDI processing capacity in the future. Since no construction will occur, no impacts are anticipated.

MITIGATION MEASURES

The proposed project would not result in any significant adverse tribal resource impact since no construction would occur. As a result, no mitigation is required.



SOURCES

- Greencycle and the City of Santa Fe Springs. *Application for Amendment to CUP 524*. May 24, 2021.
- Blodgett Baylosis Environmental Planning. *Site Survey*. Site survey was completed on August 15, 2016. Survey was updated in June 2020.



SECTION 3.19 UTILITIES IMPACTS	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?				X
B. Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?				X
C. Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
D. Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?				X
E. Would the project comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?				X

THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on utilities if it results in any of the following:

- Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?
- Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?
- Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?



- Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?
- Would the project comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?

ENVIRONMENTAL DETERMINATION

- A. No Impact.** The proposed project is a request by Greencycle to obtain approval of an Amendment to the existing Conditional Use Permit (CUP Case No. 524) to allow for an increase in the permitted processing capacity of inert construction and demolition debris from 24.9 TPD to 49.9 TPD. No new construction or expansion will be required to accommodate the additional processing capacity should the current amendment be approved. No additional staff will be required. The Applicant is requesting the Amendment in the event there are unforeseen circumstances that warrant the need for increased CDI processing capacity in the future. 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 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. No Impact.** 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. No Impact.** 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. No Impact. 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. No Impact. 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.

MITIGATION MEASURES

The analysis of utilities impacts indicated that no significant adverse utility impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation is required.

SOURCES

- Greencycle and the City of Santa Fe Springs. *Application for Amendment to CUP 524*. May 24, 2021.
- Blodgett Baylosis Environmental Planning. *Site Survey*. Site survey was completed on August 15, 2016. Survey was updated in June 2020.
- 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.



SECTION 3.20 WILDFIRE IMPACTS	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan?				✘
B. If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the project due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				✘
C. If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				✘
D. If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				✘

THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on utilities if it results in any of the following:

- If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan?
- If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the project due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?



- If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?
- If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

ENVIRONMENTAL DETERMINATION

- A. No Impact.** The proposed project is a request by Greencycle to obtain approval of an Amendment to the existing Conditional Use Permit (CUP Case No. 524) to allow for an increase in the permitted processing capacity of inert construction and demolition debris from 24.9 TPD to 49.9 TPD. No new construction or expansion will be required to accommodate the additional processing capacity should the current amendment be approved. No additional staff will be required. The Applicant is requesting the Amendment in the event there are unforeseen circumstances that warrant the need for increased CDI processing capacity in the future. The project site is located in a Light Manufacturing (LM) zone. Surface streets that will be improved at construction will serve the project site and adjacent area. Furthermore, the proposed project would not involve the closure or alteration of any existing evacuation routes that would be important in the event of a wildfire. At no time during construction will adjacent streets be completely closed to traffic. All construction staging must occur on-site. As a result, no impacts will occur.
- B. No Impact.** The project site is located in the midst of an urbanized zoned area. The proposed project may be exposed to particulate emissions generated by wildland fires in the mountains (the site is located approximately 15 miles south of the San Gabriel Mountains. However, the potential impacts would not be exclusive to the project site since criteria pollutant emissions from wildland fires may affect the entire City as well as the surrounding cities and unincorporated county areas. As a result, no impacts will occur.
- C. No Impact.** The project site is not located in an area that is classified as a moderate fire risk severity within a State Responsibility Area (SRA), and therefore will not require the installation of specialized infrastructure such as fire roads, fuel breaks, or emergency water sources. As a result, no impacts will occur.
- D. No Impact.** There is no risk from wildfire within the project site or the surrounding area given the project site's distance from any area that may be subject to a wildfire event. In addition, the site is located within a moderate fire risk and state responsibility area. Therefore, the project will not expose future employees to flooding or landslides facilitated by runoff flowing down barren and charred slopes and no impacts will occur.

MITIGATION MEASURES

The analysis of wildfires impacts indicated that less than significant impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation is required.



SOURCES

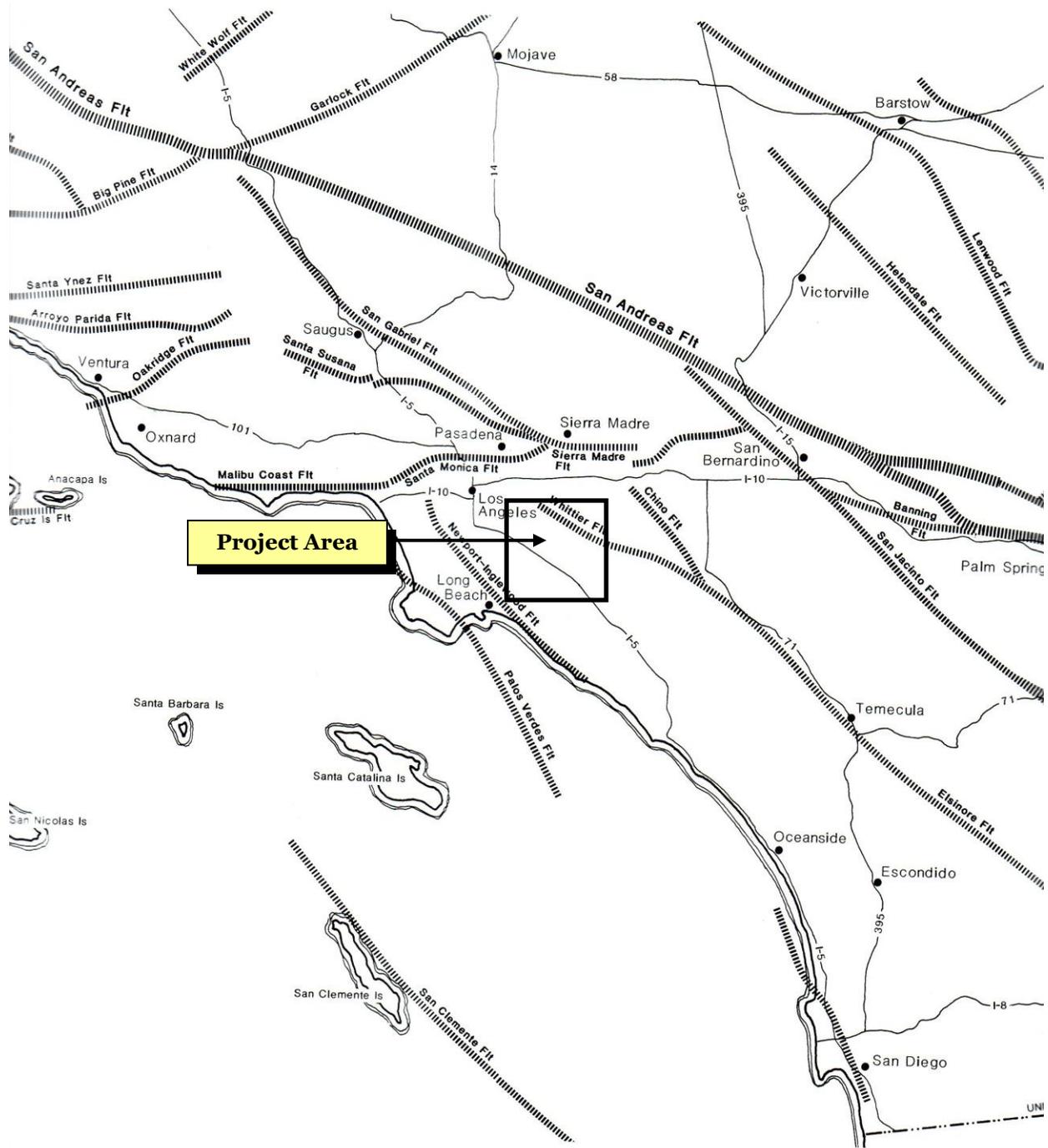
- Greencycle and the City of Santa Fe Springs. *Application for Amendment to CUP 524*. May 24, 2021.
- Blodgett Baylosis Environmental Planning. *Site Survey*. Site survey was completed on August 15, 2016. Survey was updated in June 2020.



ENVIRONMENTAL ASSESSMENT EXHIBITS



EXHIBIT A-1
LAND COVER IN THE PROJECT AREA
Source: Google Earth



Project Area

EXHIBIT A-2 MAJOR SOUTHERN CALIFORNIA FAULTS

Source: United States Geological Survey

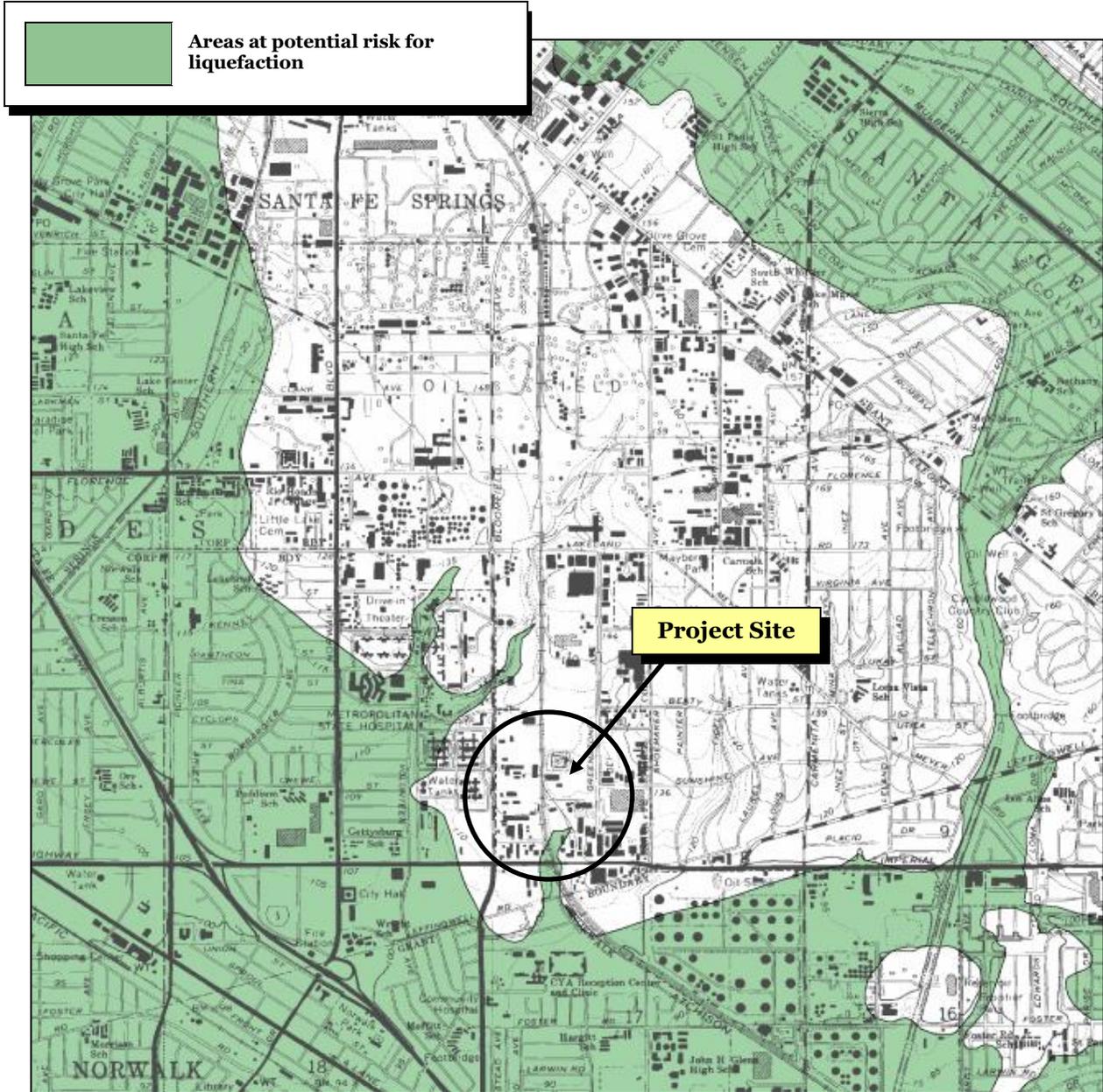


EXHIBIT A-3
LIQUEFACTION MAP
Source: United States Geological Survey

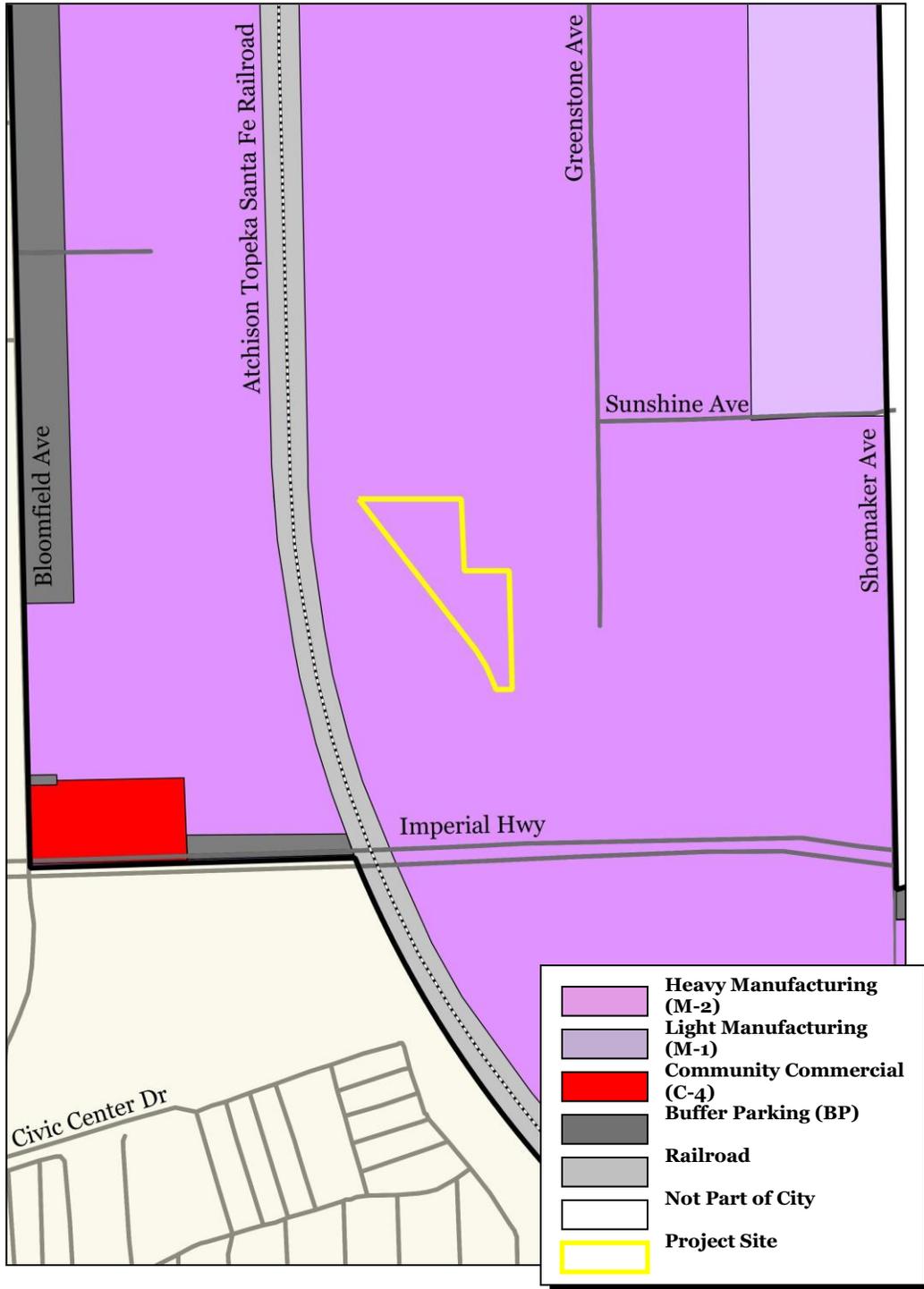


EXHIBIT A-4 ZONING MAP

SOURCE: CITY OF SANTA FE SPRINGS ZONING MAP

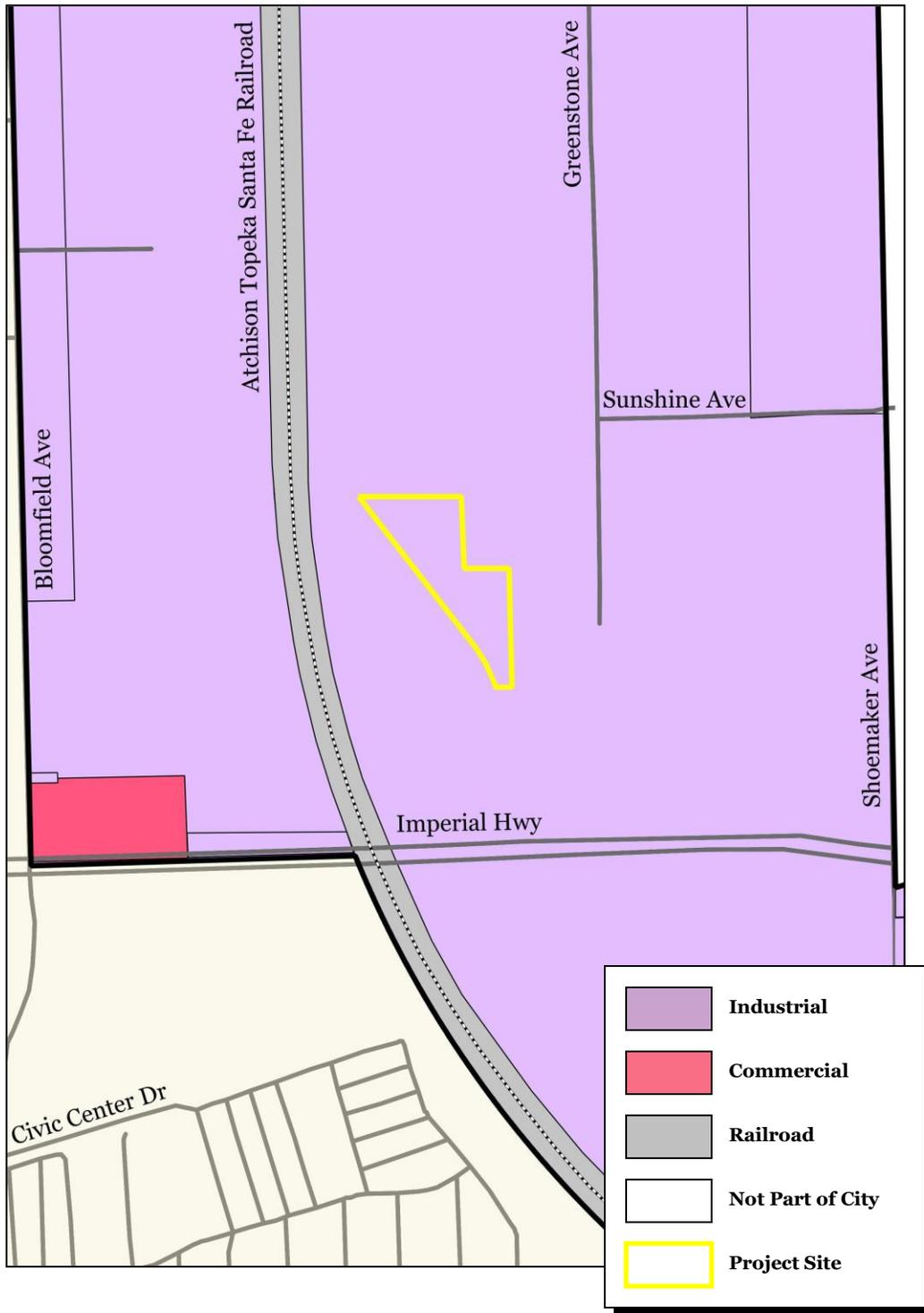


EXHIBIT A-5
GENERAL PLAN LAND USE MAP
SOURCE: CITY OF SANTA FE SPRINGS GENERAL PLAN LAND USE MAP



March 14, 2022

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

Subject: SCH No. 2022020268 – Negative Declaration, Greencycle Amendment of Conditional Use Permit (ACUP) No. 524 for Greencycle, Facility Number 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 a Draft Negative Declaration (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 CUP Amendment (ACUP 524; proposed project) is located at 12815 Imperial Highway, located between Bloomfield Avenue and Shoemaker Avenue. Major roadways in the vicinity of the project site include Imperial Highway, located 575 feet south of the project site; Florence Avenue, located 1.1 miles north of the project site; Shoemaker Avenue, located 0.2 miles east of the project site; and Bloomfield Avenue, located 0.2 miles west of the project site. The project site is approximately 1.75 acres, and the site is currently zoned for M-2. The facility is located in the central portion of the City of Santa Fe Springs. Santa Fe Springs is located approximately 13 miles southeast of Downtown Los Angeles and 17 miles northwest of Downtown Santa Ana. The City 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; on the south by Cerritos and Norwalk; and on the west by Pico Rivera and Downey.

The proposed project would allow an increase in the current permitted processing capacity of inert construction and demolition (C&D) debris from 24.9 tons per day (TPD) to 49.9 TPD. No new construction or expansion will be required to accommodate the additional processing capacity. No additional staff will be required.

Comments

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

Comments for the Draft ND are summarized below:

Page 5 – Section 1 – Introduction

The first paragraph states, "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 an increase in the permitted processing capacity of inert construction and demolition debris from 24.9 tons per day (TPD) to 49.9 TPD."

This proposal/amendment is a change to the current solid waste Enforcement Agency (EA) Notification, as the amendment is to increase tonnage. Please refer to Title 14 California Code of Regulations (CCR) Section 17383.5 - Medium Volume Construction and Demolition/Inert Debris Processing Facilities and Title 14 CCR Section 18104 - Registration Permit, for permitting and regulatory requirements.

Greencycle also has an EA Notification (Facility No. 19-AA-1093) as a chipping and grinding operation for green material and wood waste. Since this proposed project doesn't involve an increase in the allowed processing capacity of the chipping and grinding operation for green material and wood waste, this part of Greencycle's operations will still only be allowed to receive less than 200 tons of this material per day.

Solid Waste Regulatory Oversight

The Los Angeles County Department of Public Health is the Local Enforcement Agency (LEA) and responsible for providing regulatory oversight of solid waste handling activities, including permitting and inspections. Please contact Dorcas Hanson-Lugo of the LEA at 626.430.5540 or dlugo@ph.lacounty.gov 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 Negative Declaration 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 916.323.1799 or by e-mail at nai.teurn@calrecycle.ca.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Nai Teurn', with a long horizontal stroke extending to the right.

Nai Teurn, Environmental Scientist
Permitting & Assistance Branch – South Unit
Waste Permitting, Compliance & Mitigation Division
CalRecycle

cc: Benjamin Escotto, Supervisor
Permitting & Assistance Branch – South Unit

Dorcas Hanson-Lugo, Chief
Los Angeles County Department of Public Health, LEA

Exhibit 6b – Conditions of Approval

Amendment of Conditional Use Permit (CUP) Case No. 524

12815 Imperial Highway (APNs: 8026-041-039)

CONDITIONS OF APPROVAL

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

POLICE SERVICES DEPARTMENT:

(Contact: Lou Collazo at x3335)

1. That in order to facilitate the removal of unauthorized vehicles parked on the property, the applicant shall post, in plain view and at each entry to the property, a sign not less than 17” wide by 22” long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner’s expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Police Services Center (562) 409-1850). The lettering within the sign shall not be less than one inch in height. The applicant shall contact the Police Services Center for an inspection no later than 30 days after the project has been completed and prior to the occupancy permit being issued. (New)
2. That the proposed buildings, including any lighting, fences, walls, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the existing and/or adjacent surfaces. (New)
3. That it the Applicant shall continue to maintain the site in a clean and ordely manner. Dirt, dust, and debris that migrates to the street or neighboring properties shall be immediately cleaned. (New)
4. That “No Smoking” signs shall be posted throughout the premises to mitigate any possibility of fires. (New)

DEPARTMENT OF FIRE: ENVIRONMENTAL PREVENTION:

(Contact: Eric Scott 562.868.0511 x 3812)

5. Permits and approvals. That the applicant shall, at its own expense, secure or cause to be secured any and all permits or other approvals which may be required by the City and any other governmental

agency prior to conducting environmental assessment or remediation on the property. Permits shall be secured prior to beginning work related to the permitted activity. (New)

6. That the applicant shall comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, California Fire Code, Certified Unified Program Agency (CUPA) programs, the Air Quality Management District's Rules and Regulations and all other applicable codes and regulations. (New)
7. That the applicant shall maintain an Industrial General Storm Water Permit from the State Water Resources Control Board through the Storm Water Multiple Application and Report Tracking System (SMARTS) located at <https://smarts.waterboards.ca.gov>. (New)
8. The Applicant shall obtain permits for any proposed facility modifications and for the storage and use of new materials that have physical and/or health hazards as defined in the California Fire Code. All storage and use of hazardous chemicals shall meet the requirements of the current California Fire and Building Codes. (New)

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION):

(Contact: Kevin Yang 562.868.0511 x 3818)

9. That interior gates or fences are not permitted across required Department of Fire-Rescue access roadways unless otherwise granted prior approval by the City Department of Fire-Rescue. (New)
10. That the standard aisle width for onsite emergency vehicle maneuvering shall be 26 feet with a minimum clear height of 13 feet 6 inches. Internal driveways shall have a turning radius of not less than 52 feet. The final location and design of this 26 feet shall be subject to the approval of the City's Fire Chief as established by the California Fire Code. A request to provide emergency vehicle aisle width less than 26 feet shall be considered upon the installation/provision of mitigation improvements approved by the City's Fire Chief. (New)

WASTE MANAGEMENT:

(Contact: Maribel Garcia 562.868.0511 x7569)

11. That the applicant shall not knowingly transport loads containing more than 10% residue. (on-going)

12. 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. **(on-going)**
13. 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. **(on-going)**
14. 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. **(on-going)**

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

15. 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. **(on-going)**
16. That all green-waste material shall continue to be stored within the 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. **(on-going)**
17. 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. **(on-going)**

18. 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. **(on-going)**
19. 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. **(on-going)**
20. That Conditional Use Permit Case No. 524-6, as amended, shall be subject to a compliance review in **one (1) year**, until ~~May 14, 2023~~ **January 9, 2024**, 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 ~~May 14, 2023~~ **January 9, 2024**, 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. **(revised - on-going)**
21. 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. **(on-going)**
22. That the landscaped areas shall be provided with a suitable, fixed, permanent and automatically controlled method for watering and sprinkling of plants. This operating sprinkler system shall consist of an electrical time clock, control valves, and piped water lines terminating in an appropriate number of sprinklers to insure proper watering periods and to provide water for all plants within the landscaped area. Sprinklers used to satisfy the requirements of this section shall be spaced to assure complete coverage of all existing landscaped areas. Said plan shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance). **(on-going)**
23. 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. **(satisfied)**
24. 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.
(satisfied)

25. That the subject grinding operations shall operate within the noise limitations established within Section 155.424 of the City's Zoning Regulations. **(on-going)**
26. 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. **(on-going)**
27. 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. **(on-going)**
28. 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. **(on-going)**
29. That the development shall otherwise be substantially in accordance with the site plan, submitted by the owner and on file with the case. **(on-going)**
30. 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. **(on-going)**
31. 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. **(on-going)**
32. That the applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054. **(on-going)**

33. 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. **(on-going)**

34. 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. **(on-going)**

35. 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. **(on-going)**