



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

FOR THE ADJOURNED MEETING OF THE
PLANNING COMMISSION

October 17, 2016

6:00 p.m.

Council Chambers
11710 Telegraph Road
Santa Fe Springs, CA 90670

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

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

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

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

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

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Commissioners Aranda, Arnold, Jimenez, Mora, and Ybarra.

4. **ORAL COMMUNICATIONS**

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

5. **MINUTES**

Approval of the minutes of the September 12, 2016 Regular Planning Commission

6. **PUBLIC HEARING**

Conditional Use Permit Case No. 775 and related Environmental Documents

CUP 775: A request for approval to allow the establishment, operation, and maintenance of a direct transfer facility; Environmental Documents: A request for approval of the proposed Initial Study / Mitigated Negative Declaration related to the proposed project, on property located at 12739 Lakeland Road (APN: 8011-016-022), within the M-2, Heavy Manufacturing, Zone. (CR&R, Inc.)

7. **PUBLIC HEARING**

Development Plan Approval Case No. 919 & Conditional Use Permit Case No. 776

DPA 919: A request for approval to allow the construction of two new 6,750-gallon metal storage tanks and the relocation of two existing 6,750-gallon metal storage tanks, measuring approximately 8'-10" in height by 22' in length; and CUP 776: a request to allow the storage of lubricants in excess of 100,000-gallons or more, on property located at 12904 Park Street (APN: 8011-017-025), within the M-2, Heavy Manufacturing, Zone. (Van De Pol Enterprises, LLC)

8. **CONSENT ITEMS**

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

A. CONSENT ITEM

Development Plan Approval Case No. 866-1

A request for a time extension to allow the completion of various improvements including the addition of three (3) new truck wells for dock-high truck access and providing seismic upgrades to both buildings on the property located at 10810 and 10900 Painter Avenue (APNs: 8011-012-076 & 8011-012-079), in the M-2, Heavy Manufacturing, Zone. (Overton Moore Properties).

B. CONSENT ITEM

Conditional Use Permit Case No. 767-1

A request for a compliance review for the continued operation and maintenance of a recycling facility involving electronics (e-waste) within the existing approximately 10,000 sq. ft. industrial building located at 9940 Bell Ranch Road (APN: 8005-023-019), within the M-2, Heavy Manufacturing, Zone and within the Consolidated Redevelopment Project Area. (Tycoon Materials, Inc.)

9. ANNOUNCEMENTS

- ◆ Commissioners
- ◆ Staff

10. ADJOURNMENT

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

Teresa Cavallo
Commission Secretary

October 14, 2016
Date



City of Santa Fe Springs

Adjourned Planning Commission Meeting

October 14, 2016

APPROVAL OF MINUTES

Minutes of the September 12, 2016 Regular Planning Commission Meeting

RECOMMENDATION

Staff recommends that the Planning Commission:

- Approve the minutes as submitted.

BACKGROUND

Staff has prepared minutes for the following meeting:

- September 12, 2016

Staff hereby submits the minutes for Planning Commission's approval.

A handwritten signature in blue ink that reads "Wayne M. Morrell".

Wayne M. Morrell
Director of Planning

Attachment:

Minutes for September 12, 2016



APPROVED:

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

September 12, 2016

1. **CALL TO ORDER**

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

2. **PLEDGE OF ALLEGIANCE**

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

3. **ROLL CALL**

Members present:

Vice Chairperson Jimenez
Commissioner Aranda
Commissioner Mora
Commissioner Ybarra

Staff:

Wayne M. Morrell, Director of Planning
Steve Skolnik, City Attorney
Cuong Nguyen, Senior Planner
Teresa Cavallo, Planning Secretary
Luis Collazo, Code Enforcement Officer
Laurel Reimer, Planning Consultant
Vince Velasco, Planning Intern

Members absent: Chairperson Arnold

4. **ORAL COMMUNICATIONS**

No speakers.

5. **MINUTES**

Approval of Minutes

Approval of the minutes of the August 8, 2016 Regular Planning Commission

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

It was moved by Commissioner Aranda, seconded by Commissioner Ybarra to approve the minutes with the noted change by the following vote:

Ayes: Aranda, Mora, Ybarra, Jimenez

Nays: None

PUBLIC HEARINGS

7. Alcohol Sales Conditional Use Permit Case No. 69

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Alcohol Sales Conditional Use Permit Case No. 69, and thereafter close the Public Hearing.
- Find and determine that the proposed project is a categorically-exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law.
- Recommend that the City Council review and approve Alcohol Sales Conditional Use Permit Case No. 69 subject to the conditions of approval contained within this report.

Vice Chair Jimenez opened the Public Hearing. No public comments were received. It was moved by Commissioner Mora, seconded by Commissioner Ybarra, to approve Item No. 7 with the condition to add signage regarding no loitering and/or alcoholic beverages in the parking lot, by the following vote:

Ayes: Aranda, Mora, Ybarra, Jimenez

Nays: None

6. Continued from the August 8, 2016 Planning Commission Meeting

Revocation of Alcohol Sales Conditional Use Permit Case No. 35 and Revocation of Entertainment Conditional Use Permit Case No. 13

Recommendation: That the Planning Commission:

- That the Planning Commission, based on Staff's findings and presentation, find that the property to which Alcohol Sales Conditional Use Permit Case No. 35 and Entertainment Conditional Use Permit Case No. 13 was granted, has not been maintained in compliance with the Conditions of Approval, the City Laws, and the City's Notices to correct the violations. As a result, the action to revoke and nullify these Permits complies with the requirements and provisions set forth under Section 155.811(B).
- That the Planning Commission revoke and nullify Alcohol Sales Conditional Use Permit Case No. 35 and Entertainment Conditional Use Permit Case No. 13.

City Attorney Steve Skolnik case facts to date. It was moved by Commissioner Ybarra, seconded by Commissioner Aranda to revoke Item No. 6 by the following vote:

Ayes: Aranda, Mora, Ybarra, Jimenez

Nays: None

8. Amendment of Conditional Use Permit Case No. 766

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Amendment of Conditional Use Permit Case No. 766 and, thereafter, close the public hearing; and

- Find that the applicant's request meets the criteria set forth in §155.716 of the Zoning Regulations, for the granting of a Conditional Use Permit; and
- Find that the proposed changes to the subject small-group personal fitness training use, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and therefore will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general; and
- Find and determine that the project is categorically exempt pursuant to Section 15301, Class 1 (Existing Facilities), of the California Environmental Quality Act (CEQA); therefore, the proposed project is determined to be a categorically-exempt project, and no additional environmental analysis is necessary to meet the requirements of the CEQA; and
- Require that Conditional Use Permit Case No. 766, be subject to a compliance review in one (1) year, on or before September 12, 2017, to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

Vice Chair Jimenez opened the Public Hearing. No public comments were received. It was moved by Commissioner Ybarra, seconded by Commissioner Mora to approve Item No. 8 by the following vote:

Ayes: Aranda, Mora, Ybarra, Jimenez
Nays: None

9. Conditional Use Permit Case No. 775 and related Environmental Documents

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit (CUP) Case No. 775, and thereafter continue the case to the next regularly held Planning Commission meeting on October 10, 2016.

Vice Chair Jimenez opened the Public Hearing. Mr. Jeremy Hull, Property Manager for the Rader Company inquired about Item No. 9. It was moved by Commissioner Ybarra, seconded by Vice Chair Jimenez to continue Item No. 9 to the next regularly scheduled Planning Commission meeting by the following vote:

Ayes: Aranda, Mora, Ybarra, Jimenez
Nays: None

PRESENTATION

10. The ABC's of A.B.C. (Alcoholic Beverage Control)
Luis Collazo provided a presentation on the City of Santa Fe Springs' Alcohol Sales Conditional Use Permits and a brief introduction to the Alcoholic Beverage Control process to the Planning Commissioners.

ANNOUNCEMENTS

11. The following announcements were made:
Staff made the following announcements:
- Senior Planner Cuong Nguyen introduced the new Planning Consultant Laurel Reimer.

ADJOURNMENT

12. Vice Chair Jimenez adjourned the regular meeting at 6:47 p.m.

Ken Arnold
Chairperson

ATTEST:

Teresa Cavallo
Planning Secretary

Date



PUBLIC HEARING

Conditional Use Permit Case No. 775 and related Environmental Documents

CUP 775: A request for approval to allow the establishment, operation, and maintenance of a direct transfer facility; *Environmental Documents*: A request for approval of the proposed Initial Study / Mitigated Negative Declaration related to the proposed project, on property located at 12739 Lakeland Road (APN: 8011-016-022), within the M-2, Heavy Manufacturing, Zone. (CR&R, Inc.)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit (CUP) Case No. 775 and, thereafter, close the Public Hearing; and
2. Find that the proposed direct transfer facility, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and, therefore, will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general; and
3. Find that the applicant's request meets the criteria set forth in §155.716 of the Zoning Regulations, for the granting of a Conditional Use Permit; and
4. Approve and adopt the proposed Mitigated Negative Declaration which, based on the findings of the Initial Study, indicates that there is no substantial evidence that the proposed project will have a significant adverse effect on the environment; and
5. Approve the proposed Mitigation Monitoring and Reporting Program (MMRP) for the proposed project (CUP 775); and
6. Approve CUP Case No. 775, subject to a compliance review in one (1) year, until October 17, 2017, and subject to the conditions of approval as contained within this staff report.

PROJECT LOCATION

The subject site, comprised of a single parcel (APN: 8011-016-022) of approximately 3.64 acres, has an address of 12739 Lakeland Road and is located on the north side of Lakeland Road, east of Bloomfield Avenue, and within the M-2, Heavy Manufacturing, Zone. Surrounding properties to the north, east, south, and west are zoned M-2 and consist of various industrial uses.

BACKGROUND

The subject site was granted Conditional Use Permit (CUP No. 623) approval, in 2004, to allow the operation and maintenance of a City-franchised rubbish hauling use on a fully improved 3.64-acre site developed with a 13,732 sq. ft. building. Specifically, the applicant utilizes the site for the storage of empty rubbish collection trucks, containers, and bins. Subsequently, in December of 2015, the Planning Commission approved an amendment of CUP No. 623 to allow for e-waste recycling and storage as an ancillary activity to the existing use.

On September 12, 2016, the Planning Commission opened and continued Conditional Use Permit (CUP) Case No. 775 to the next regularly held Planning Commission meeting on October 10, 2016, to allow additional time for various state agencies to review and comment on the proposed IS/MND. CUP Case No. 775 was further continued to October 17, 2016 due to a lack of quorum on October 10, 2016.

REQUEST

The applicant is now requesting a CUP to allow for the establishment, operation, and maintenance of a Direct Transfer Facility (DTF). The proposed DTF will accept and, subsequently, transfer non-hazardous municipal solid waste to other approved facilities including MRFs, recycling facilities, and landfills. The process involves the transfer of waste from collection vehicles to a large transfer trailer, which will then transport the waste to other approved facilities including MRFs, recycling facilities, and landfills. The proposed DTF will handle a maximum of 150 tons per day of non-hazardous municipal solid waste. It should be noted that all transfer activities would be conducted within the existing 13,732 sq. ft. building.

Minor improvements to the existing 13,732 sq. ft. building are necessary to accommodate the proposed use. The improvements include the re-configuring of 1,155 sq. ft. of floor area within the existing building; no additional square footage is proposed. Other improvements include the raising of the roof to accommodate collection trucks, the installation of two large roll-up doors, the construction of a new exterior ramp, and various structural improvements. All improvements will be located within the northern (rear) portion of the existing facility.

Per Section 155.243(C)(5) et seq. of the City's Zoning Regulations, salvage, reclamation, recycling, wrecking, storage and disposal of industrial waste materials shall be permitted in the M-2 Zone only after a valid conditional use permit (CUP) has first been issued. As a result, the applicant has filed an application for said permit as required by the City's Zoning Regulations.

DETAILS OF PROPOSED OPERATION

As aforementioned, the subject site is currently developed with a 13,732 sq. ft. single-story industrial building. The applicant is proposing to make several improvements to the existing building and subject site to accommodate the proposed DTF use, which will accept a maximum of 150 tons per day of non-hazardous municipal solid waste.

Site Plan (SP)

The site plan details the existing 13,732 sq. ft. industrial building on the subject property located at 12739 Lakeland Road. Access and egress is provided by an existing 31'-wide and 30'-wide driveways on the western and eastern portion of the property's frontage. An existing 15'-high block wall, located along the length of the street frontage, screens the interior truck yard. As a result, trucking activities are not readily visible from the public right-of-way. A new truck scale is proposed along the interior truck yard, west of the existing building. Lastly, as aforementioned, no additional square footage is proposed.

Floor Plan (A1 & A2)

The floor plan indicates the overall building floor area to be 13,732 sq. ft. The floor area consists of 2,582 sq. ft. dedicated to existing office space, 7,763 sq. ft. dedicated to existing warehouse space, 2,232 sq. ft. dedicated to the existing e-waste recycling/storage use, and 1,155 sq. ft. dedicated to the proposed DTF use.

Elevations (A3)

The elevations detail the proposed exterior improvements to the north (rear) portion of the existing building. Improvements include the raising of the roof to accommodate collection trucks, the installation of two large roll-up doors, the construction of a new exterior ramp, and various structural improvements. Note that the existing warehouse portion of the building consists of a metal exterior. Staff has conditioned, and the applicant has agreed (as noted on the elevations), that the existing metal building be re-cladded with a non-metallic exterior to match the existing front office area.

Operational Details

Incoming solid waste collection vehicles enter the facility via Lakeland Road through the west gate and enter the western side of the building via a ramp into an overhead truck door. The transfer trucks enter through the east gate and back up into an overhead truck dock door on the eastern side of the building. After depositing the waste into the transfer trucks, the collection vehicles will exit the facility via the east gate. The transfer trucks will also exit through the east gate when filled to capacity. All weighing of the collection trucks will occur on-site. All outbound transfer trucks will be directed to other approved facilities including MRFs, recycling facilities, and landfills.

The facility will receive non-hazardous municipal solid waste up to seven days per week, excluding holidays. Normal hours of operation will be Monday through Sunday from 5:00 a.m. to 7:00 p.m. The solid waste will be transferred directly from the waste collection trucks to the transfer trucks so that the waste is never put on the ground or outside the confines of the collection and transfer trucks before, during, or after transfer.

The transfer trucks are specifically designed to accept waste from a typical collection vehicle. Once the rear door is opened, the rear and outside wall portions of the transfer truck expand in width to accept the full width of the collection vehicle. The

waste is directly off-loaded, at a rate of 4-5 tons per minute, utilizing the existing compacter blade within the collection vehicle that pushes the load out of the collection vehicle and into the transfer truck. One vehicle goes inside the other, which virtually eliminates litter and spilling.

As aforementioned, the proposed DTF will accept a maximum of 150 tons per day of non-hazardous municipal solid waste. Each collection truck has a 10 ton capacity and each transfer truck has a capacity of 20 tons. Therefore, each day fifteen collection trucks carrying approximately 10 tons each will transfer waste into eight transfer trucks carrying approximately 20 tons each.

Additional detail on the proposed operations (site security, litter control, traffic control, vector control, etc.) is contained within the attached project description.

STREETS AND HIGHWAYS

The subject site is located on the north side of Lakeland Road, between Bloomfield Avenue and Shoemaker Avenue. Lakeland Road and Shoemaker Avenue are designated as a “Secondary” arterial within the Circulation Element of the City’s General Plan. Bloomfield Avenue is designated as a “Major” arterial.

ZONING AND LAND USE

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

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

<i>Direction</i>	<i>Zoning District</i>	<i>General Plan</i>	<i>Land Use</i>
North	M-2, Heavy Manufacturing	Industrial	12740 Florence Avenue – Fixture Living, Inc. (Warehouse Distribution)
South	M-2, Heavy Manufacturing	Industrial	12740 Lakeland Road – Conquest Industries, Inc. (Manufacturing - Spincasting Machines)
East	M-2, Heavy Manufacturing	Industrial	12903 Lakeland Road – XPO Logistics Freight Inc. (Warehouse / Distribution)
West	M-2, Heavy Manufacturing	Industrial	12680 Lakeland Road – LA County Assessors (Office/Storage Warehouse)

ENVIRONMENTAL DOCUMENTS

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

Phases in the Environmental Review Process:

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

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

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

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

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

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

Draft MND Review:

The Draft Initial Study/Mitigated Negative Declaration reflects the independent judgment of the City of Santa Fe Springs and the environmental consultant, Blodgett/Baylosis Environmental Planning, as to the potential environmental impacts of the proposed project on the environment. The Draft Initial Study/Mitigated Negative Declaration was circulated for the required 30-day public review and comments from August 11, 2016 to September 10, 2016. The Notice of Intent to Adopt a Mitigated Negative Declaration was posted with the Los Angeles County Clerk. A copy of the Initial Study/Mitigated Negative Declaration was also mailed to surrounding cities for their review and comment.

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

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

Potentially Affected Environmental Factors:

The draft Initial Study/Mitigated Negative Declaration has identified several factors that may be potentially affected by the subject project which include: *Aesthetics, Air Quality, Hazards and Hazardous Materials, Noise, and Public Services*. These factors and their respective pertinent issues are discussed and analyzed within the Initial Study/Mitigated Negative Declaration. Mitigations, where necessary, were implemented to help ensure potential impacts are reduced to a less than significant level. A detailed analysis can be found in the Initial Study/Mitigated Negative Declaration and corresponding Mitigation Monitoring and Reporting Program.

Mitigation Monitoring:

The monitoring and reporting on the implementation of these measures, including the monitoring action, monitoring agency, and the period for implementation, are identified in the Mitigation Monitoring and Reporting Program (attachment #9).

Responses to Initial Study/Mitigated Negative Declaration:

A Notice of Intent (NOI) and Draft MND was mailed to the State Clearinghouse on September 9, 2016. The State Clearinghouse received the NOI/Draft MND and the 30-day review period commenced on September 12, 2016 and ended on October 11, 2016. The State Clearinghouse assigned the following number to the proposed project (SCH Number: 2016091029).

The 30-day review period ended and staff received a total of 4 comment letters from various local and state agencies. The commenting agencies were as follows:

- *City of Norwalk:*
 - Provided three comments related to Section 3.16 (Transportation and Circulation).
- *South Coast Air Quality Management District:*
 - Provided four additional recommended mitigation measures to reduce the potential for objectionable odors related to the Direct Transfer Facility (DTF) use.
- *Department of Transportation:*
 - Stated that Caltrans does not expect project approval to result in a direct adverse impact to the existing State transportation facilities.
 - Also provided reminders for Caltrans transportation permits when using over-sized transport vehicles, limit large trucks to off-peak periods, and to be mindful of storm water run-off related issues
- *CalRecycle:*
 - Provided nine comments related to the Findings (on page 3), Section 1.3 (Initial Study Checklist), Section 2.4.2 (Operational Characteristics of Proposed Project), Exhibit 2-8 (Conceptual Site Plan), Section 2.6 (Discretionary Actions), Section 3.3.2 (Air Quality – Subsection E), Section 3.9.2 (Hydrology & Water Quality – Subsection I), and Section 3.17 (Utilities – Subsections F & G)

The City's planning staff worked with Blodgett Baylosis Environmental Planning to adequately address each comment raised within the letters received from the above-mentioned agencies. A Response to Comments section has been prepared and is provided as an addendum to the IS/MND.

LEGAL NOTICE OF PUBLIC HEARING

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

Sections 65090 and 65091 of the State Planning, Zoning and Development Laws and the requirements of Sections 155.860 through 155.864 of the City's Municipal Code.

Legal notice of the Public Hearing for the 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 August 31, 2016. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center on August 31, 2016, and published in a newspaper of general circulation (Whittier Daily News) August 31, 2016, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

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

COMMISSION'S CONSIDERATIONS

Conditional Use Permit

As mentioned previously, Section 155.243(C)(5) of the Zoning Regulations, a Conditional Use Permit (CUP) is required within the M-2 (Heavy Manufacturing) Zone for the establishment of any industrial waste material salvage, recycling, storage, and processing use.

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

- 1) Satisfy itself that the proposed use will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general; and
- 2) Give due consideration to the appearance of any proposed structure and may require revised architectural treatment if deemed necessary to preserve the general appearance and welfare of the community.

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

The reasons for the findings are as follows:

1. **That the proposed direct transfer facility (DTF) use will not be detrimental to persons or property in the immediate vicinity, nor the welfare of the community for the following reasons:**

Staff finds that the proposed use will not be detrimental for the following reasons:

- The subject site is located in the M-2 (Heavy Manufacturing) Zone and also has a General Plan land use designation of Industrial. A DTF would be consistent with the current zoning and land use designation;

- The building is being modified to ensure the DTF operations occurs completely inside the existing industrial building;
- Solid waste will be transferred directly from the waste collection trucks to the transfer trucks so that the waste is never put on the ground or outside the confines of the collection and transfer trucks before, during, or after transfer. Additionally, materials are not being sorted on-site;
- Transfer trucks are specifically designed to accept waste from a typical collection vehicle, litter and spilling therefore should not be an issue;
- All waste collection vehicles entering or leaving the subject site in connection with the direct transfer use shall be fully covered to prevent materials from escaping and littering the roadways;
- DTF solely involves CR&R collection vehicles and is thus not open to the general public. In no instances shall the applicant accept materials from the general public
- No hazardous waste will be accepted at the facility;

2. That the proposed direct transfer facility (DTF) use has been designed to preserve the general appearance and welfare of the community for the following reasons:

Staff finds that the proposed use will preserve the general appearance and welfare of the community for the following reasons:

- The subject building and site is existing. The applicant will only make a few minor tenant improvements to accommodate the collection and transfer trucks;
- Proposed improvements will ensure the DTF operations occurs completely inside the existing industrial building and thus will minimize any potential impact to persons or property in the immediate vicinity;
- As per condition #15, the Applicant will eventually re-clad the existing metal exterior with a non-metallic exterior to match the existing front office area;
- Since the site characteristics will remain practically unchanged, the proposed DTF activities should continue to preserve the general appearance and welfare of the community.

STAFF CONSIDERATIONS:

For the reasons stated within the report, staff finds that if the proposed DTF use, operates in strict compliance with the required conditions of approval, it will be compatible with the surrounding properties and will not be detrimental or pose a nuisance risk to persons or property in the immediate vicinity. Staff is, therefore, recommending approval, subject to a compliance review after one-year to ensure the subject direct transfer facility use is still operating in strict compliance with the conditions of approval as stated within the staff report.

AUTHORITY OF PLANNING COMMISSION:

The Planning Commission has the authority, subject to the procedures set forth in this subchapter, to grant a Conditional Use Permit whenever it finds that the granting of said permit is consistent with the requirements, intent and purpose of this chapter. The Commission may grant a Conditional Use Permit subject to such conditions as the Commission finds are warranted by the circumstances involved. This may include the dedication and development of streets adjoining the property and other improvements. All such conditions shall be binding upon the applicants, their successors and assigns; shall run with the land; shall limit and control the issuance and validity of certificates of occupancy; and shall restrict and limit the construction, location, use and maintenance of all land and structures within the development.

CONDITIONS OF APPROVAL**ENGINEERING / PUBLIC WORKS DEPARTMENT**

(Contact: Robert Garcia 562.868.0511 x7545)

1. That a grading plan shall be submitted for drainage approval to the City Engineer. The applicant shall pay drainage review fees in conjunction with this submittal. A professional civil engineer registered in the State of California shall prepare the grading plan.
2. That a hydrology study shall be submitted to the City if requested by the City Engineer. The study shall be prepared by a Professional Civil Engineer.
3. That the applicant shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with the current MS4 Permit. The applicant will also be required to submit a Certification for the project and will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP).

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)

(Contact: Tom Hall 562.868-0511 x3715)

4. That the owner/operator shall reimburse the City for all costs associated with investigating and responding to odor complaint resulting from inadequate or faulty odor control equipment.
5. That the owner/operator shall, if applicable, comply with all South Coast Air Quality Management Districts' Rule 410 odor management practices and requirements to prevent odor problems in the area surrounding the facility.

6. That the owner/operator shall record in the Hazardous Waste Load Check log all hazardous waste brought on-site. All hazardous waste collected on-site shall be managed and disposed in accordance with Federal, State, and local hazardous waste generator laws and regulations.

WASTE MANAGEMENT

(Contact: Teresa Cavallo 562.868.0511 x7309)

7. 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 the preceding condition.

PLANNING AND DEVELOPMENT DEPARTMENT

(Contact: Cuong Nguyen 562.868.0511 x7359)

8. That this approval shall allow CR&R (henceforth referred to as the "the applicant") to establish, operate, and maintain a direct transfer use (up to 150 tons of non-hazardous municipal solid waste per day) within the existing approximately 13,650 sq. ft. industrial building located at 12739 Lakeland Road.
9. That the applicant agrees and understands that the proposed direct transfer use, as described by the applicant in their application materials, involves the immediate transfer of non-hazardous municipal waste from collection trucks directly to transfer trucks. Waste material should therefore be confined to only the collection and/or transfer trucks.
10. That the applicant understands and agrees that the existing conditions identified in Conditional Use Permit Case No. 623 which relate to the city-franchise rubbish hauling use and e-waste recycling use that currently operate on the subject site shall remain in full effect.
11. That the Mitigation Monitoring and Reporting Program, which was prepared for the proposed project and adopted by the Planning Commission upon completion of the Initial Study/Mitigated Negative Declaration, shall be made part of the conditions of approval for Conditional Use Permit Case No. 775. The Mitigation Monitoring and Reporting Program is listed as an attachment to this staff report.
12. That a Host Fee agreement between the applicant and the City shall be required prior to the operation of the proposed project. Said agreement shall

contain language specifying that the applicant shall pay City a tipping fee of \$1.00 per ton. Said agreement shall be approved by the City Council.

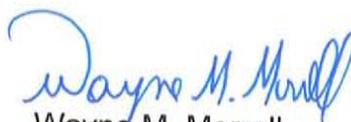
13. That the applicant agrees and understands that the proposed direct transfer use solely involves CR&R collection vehicles and is thus not open to the general public. In no instances shall the applicant accept materials from the general public.
14. That the applicant shall designate in-house staff or otherwise hire a consultant (familiar with updating a Nondisposal Facility Element) to assist the Planning Staff with updating the City's existing NDFE, pursuant to AB 341. Pursuant to Section 41730 et. Seq. of the California Public Resource Code (PRC), every California city and county is required to prepare and adopt a Nondisposal Facility Element (NDFE) for all new nondisposal facilities, and any expansion of existing nondisposal facilities. The City's existing NDFE, therefore, must be amended to include the proposed project.
15. That the applicant understands and agrees that an application for a Development Plan Approval, to allow the re-cladding of the existing metal exterior with a non-metallic exterior (to match the existing front office area), shall be filed with the Planning Department within 12 months from the date of approval by the Planning Commission.
16. That the applicant shall provide staff with a check in the amount of \$2,285.25 (within 3 days from the date of approval by the Planning Commission) made payable to Los Angeles County Clerk to cover fees associated with the mandatory filing of a Notice of Determination and related Fish and Game fees.
17. That signage with language stating, "Please Contact Us with Questions or Complaints Regarding This Facility", shall be installed at the exterior of the Site. Said signage shall include the wording "Security," "LEA" "City of Santa Fe Springs" and "SCAQMD" and the respective phone number for each. Signage shall be installed prior to operation.
18. That the applicant shall maintain a log of special/unusual occurrences. This log shall include but is not limited to: fires, the discharge and disposition of hazardous or non-permitted waste, significant injuries, accidents or property damage. Each log entry shall be accompanied by a summary of any actions taken by the operator to mitigate the occurrence. The operator shall maintain this log on-site so as to be available at all times to site personnel and Enforcement Agencies'.
19. That the applicant shall obtain all the necessary Permits and approvals from the Building, Planning, Engineering and Fire Department for necessary site/building improvements related to the proposed direct transfer use.

20. That the proposed direct transfer use shall otherwise be substantially in accordance with the site plan, floor plan, elevations, and project description submitted by the applicant and on file with the case.
21. That the applicant understands and agrees that 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.
22. That the proposed direct transfer use shall be limited to the following hours of operation: Monday through Sunday from 5:00am and 7:00pm. Changes to said hours shall require prior approval from the Director of Planning.
23. That all vehicles associated with the proposed direct transfer use shall be parked on the subject site at all times. Off-site parking is not permitted and would result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles associated with the property shall not obstruct or impede any traffic.
24. That the applicant shall not allow commercial vehicles, trucks and/or truck tractors to queue on Lakeland Road, use said street as a staging area, or to back-up onto the street from the subject property.
25. That the applicant shall require that all collection trucks and transfer trucks enter the site in accordance with the proposed circulation plan (as indicated in the site plan submitted by the applicant and on file with the case) to ensure truck traffic will not impact the employee parking area. If necessary, the applicant shall install signage, employ on-site spotter(s) to direct traffic, educating drivers, etc. to ensure that truck maneuvering occurs as depicted in the provided site plan.
26. That during the hours of operation, an attendant or attendants shall be present to supervise the loading and unloading of materials that will occur from the collection trucks to the transfer trucks.
27. That the proposed direct transfer use, including loading and unloading of materials, shall be conducted entirely within an enclosed building.
28. That operational controls shall be established to reduce the potential for the receipt and disposal of prohibited materials and/or wastes.

29. That all waste collection vehicles entering or leaving the subject site in connection with the direct transfer use shall be fully covered to prevent materials from escaping and littering the roadways.
30. That all trucks hauling materials shall comply with State Vehicle Code Section 23114, with special attention to Sections 23114(b) (F), (e) (2) and (e) (4) as amended, regarding the prevention of such material spilling onto public streets and roads.
31. That the proposed direct transfer use shall operate within the noise limitations established within Section 155.424 of the City's Zoning Regulations. The applicant also understands and agrees that if the City receives complaints that allege the proposed use has exceeded the City's maximum noise limits, the City may hire a certified acoustical engineer to measure site related noise levels. The applicant shall assume the responsibility of suspending and/or mitigating non-compliant noise if a violation is document, and shall reimburse the City for acoustical engineering costs. The applicant shall otherwise cooperate with the Director of Planning to address substantial noise complaints which can be mitigated through reasonable efforts.
32. That the proposed direct transfer use shall comply with Section 155.420 of the City's Zoning Ordinance regarding the generation of objectionable odors. Nevertheless, if there is a violation of this aforementioned Section, the applicant shall take whatever measures necessary to eliminate the objectionable odors from the operation in a timely manner.
33. That the applicant shall comply with all SCAQMD Rules and Regulations for operating a direct transfer use. These rules shall include Rule 402 which prohibit the creation of an odor nuisance and Rule 410 which is designed to minimize odors from trash and recycling centers.
34. That the applicant shall be required to obtain and maintain any required permit required by the SCAQMD.
35. That the proposed direct transfer use shall continuously operate and be maintained in a neat and orderly manner. The applicant shall conduct daily (at a minimum) litter pick-up on-site, and along adjacent properties and streets, such that any litter resulting from the proposed direct transfer use will be removed. The obligation to clean-up debris in public right-of-ways and/or routes shall apply regardless of whether such debris was inadvertently spilled or intentionally dumped.

36. That the applicant shall develop and implement a rodent and insect management program, including contracting with a professional pest control company to inspect the Site on a periodic basis, no less than once per month. In the event of apparent pest/vector activity, within twenty-four (24) hours of City notification, the applicant shall implement vector control measures sufficient to remedy the vector nuisance.
37. That in the event of confirmed pest or litter issue, within twenty-four (24) hours of City notification, the applicant shall implement control measures sufficient to remedy said pest or litter issue.
38. That the applicant shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. Additionally, the conditions of approval contained herein, shall be made part of the construction drawings for the proposed development. Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings.
39. That the applicant shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact Cecilia Martinez, Business License Clerk, at (562) 868-0511, extension 7527 for additional information. A business license application can also be downloaded at www.santafesprings.org.
40. That Conditional Use Permit Case No. 775 shall be subject to a compliance review in one (1) year, no later than October 17, 2017, to ensure the subject direct transfer use is still operating in strict compliance with the conditions of approval as stated in the staff report.
41. That the applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054.
42. That the applicant 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 all entitlements and approvals issued by the City in connection with the Project and from any CEQA challenges relating to the environmental review and determination for the Project, 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.
43. That the applicant agrees and understands 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.
44. 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.
45. That it is hereby declare to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse.



Wayne M. Morrell
Director of Planning

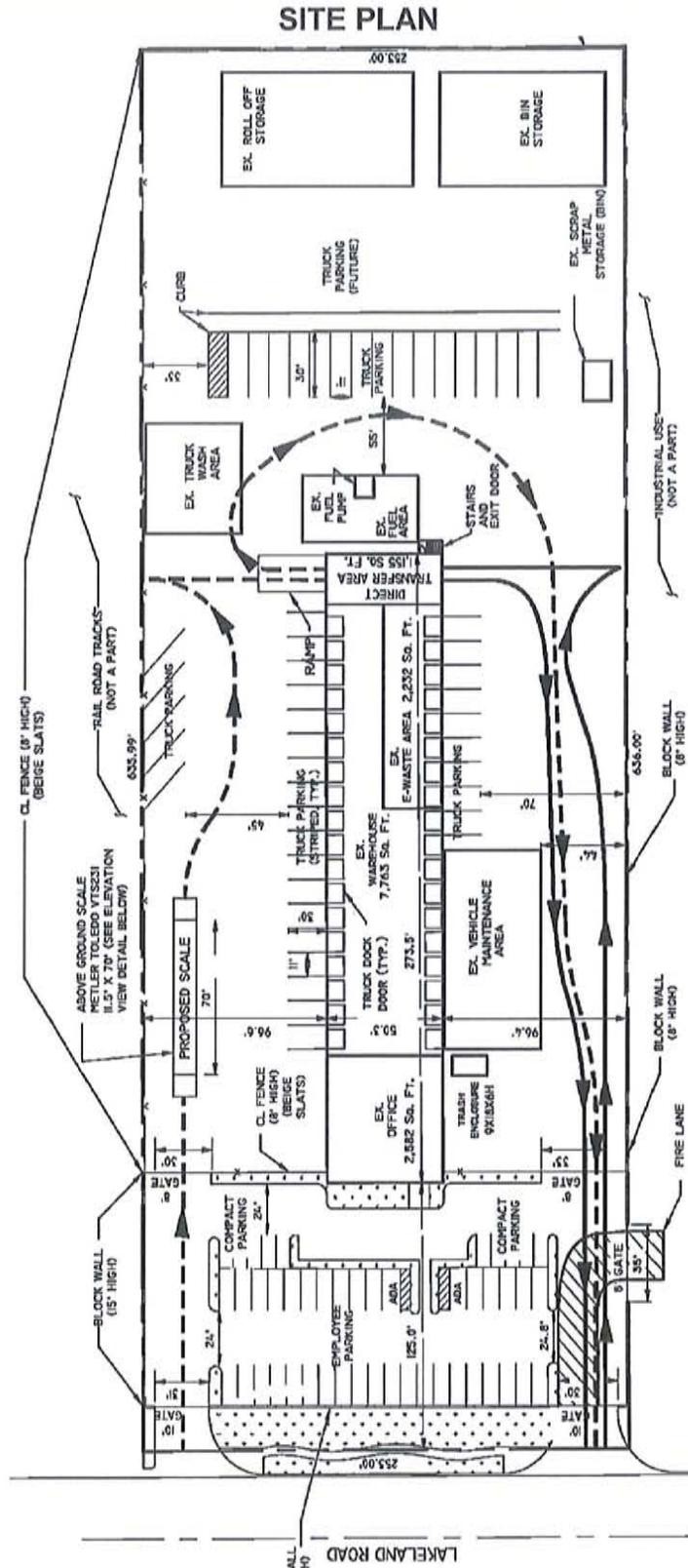
Attachments:

1. Aerial Photograph
2. Complete Set of Plans (Site Plan, Floor Plans & Elevations)
3. Project Description provided by Applicant
4. CUP Application
5. Radius Map for Public Hearing Notice
6. Public Hearing Notice/Postcard
7. Initial Study/Mitigated Negative Declaration (*previously delivered to PC on 8/23/2016*)
8. Mitigation Monitoring and Reporting Program (*previously delivered to PC on 8/23/2016*)
9. Response to Comments Section (*Addendum to IS/MND*).

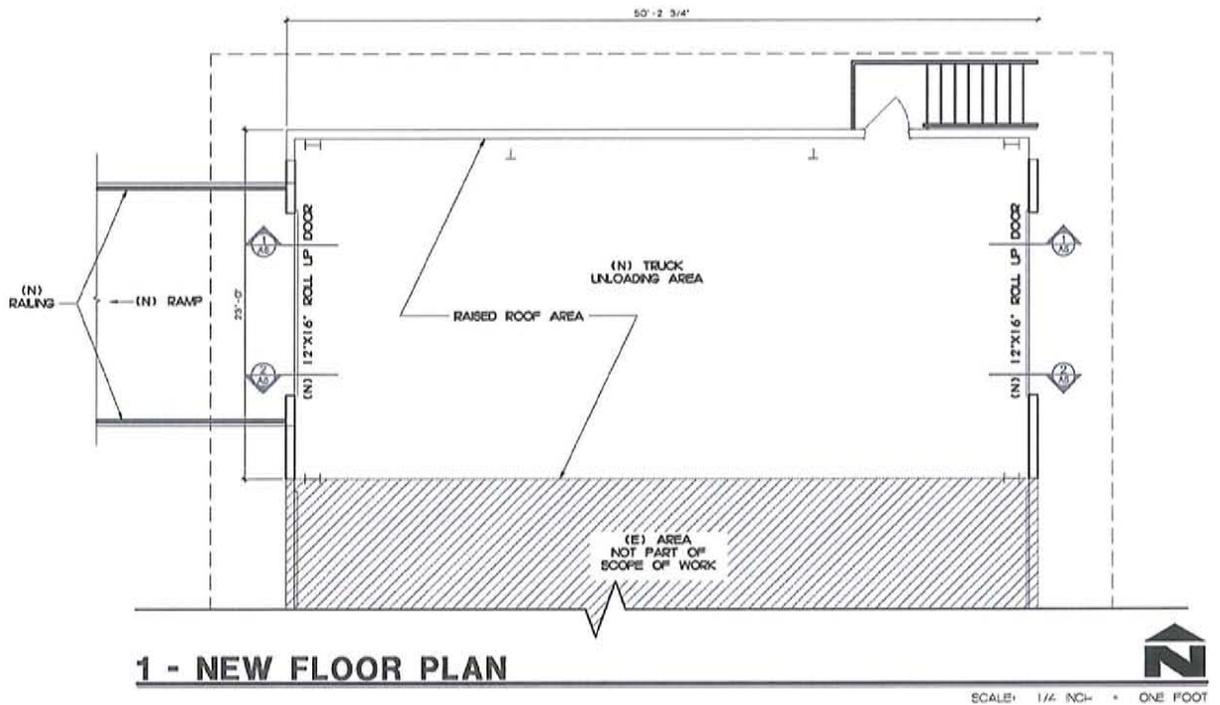
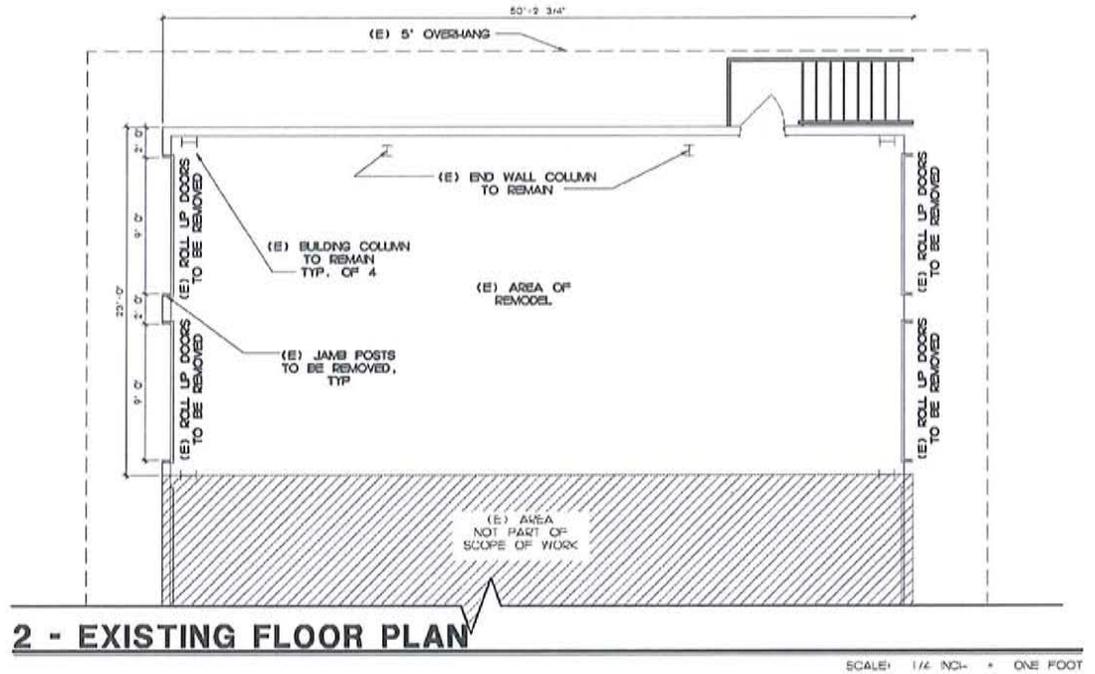
AERIAL PHOTOGRAPH



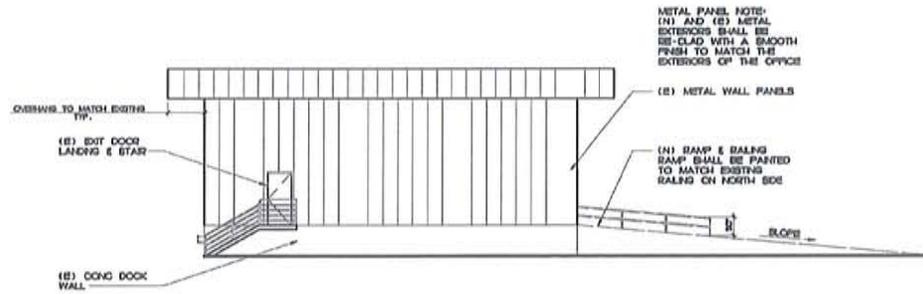
Conditional Use Permit Case No. 775
12739 Lakeland Road
CR&R Incorporated



FLOOR PLAN – TRANSFER AREA

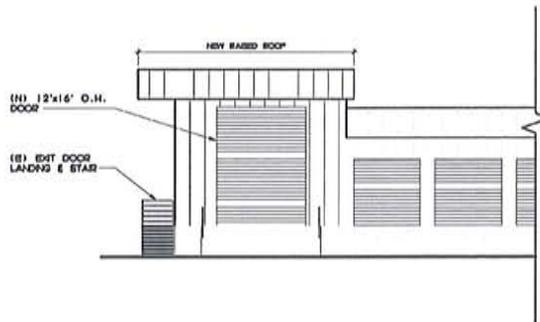


ELEVATIONS



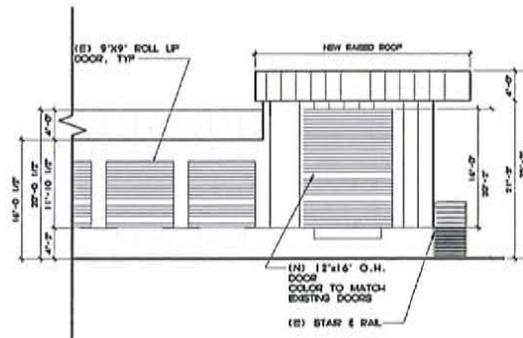
NORTH ELEVATION

SCALE: 1/8 INCH = ONE FOOT



WEST ELEVATION

SCALE: 1/8 INCH = ONE FOOT



EAST ELEVATION

SCALE: 1/8 INCH = ONE FOOT

PROJECT DESCRIPTION

This Project Description describes the design and operation of the Lakeland Road Direct Transfer Facility (Facility) at a maximum operating capacity of 150 tons per day (TPD) of non-hazardous municipal solid waste. The Facility site is located at 12739 Lakeland Road, Santa Fe Springs, CA 90670. There is an existing Conditional Use Permit for the site that permits the use of an existing multi-use industrial building with front offices, E-Waste collection and processing, vehicle maintenance, and a surrounding yard for parking waste collection vehicles and bins. The existing permitted use(s) will remain in place at the site with no changes other than the addition of the Direct Transfer operations described herein.

(a) name(s) of the operator, owner, and the company they represent, if applicable;

The property and facility are owned and operated by:

Facility Operator:
CR&R Incorporated
12739 Lakeland Road,
Santa Fe Springs, California 90670
(562) 944-1520

Facility/Land Owner:
CR&R Incorporated
11292 Western Ave.
Stanton, California 90680
(714) 826-9049

(b) schematic drawing of the building and other structures showing layout and general dimensions of the operations area, including, but not limited to, unloading, storage, loading, and parking areas;

A schematic drawing of the Facility is shown in Figure 1.

The Facility is located within a multi-use industrial building with front offices, E-Waste collection and processing, vehicle maintenance, vehicle fueling, and a surrounding yard for parking waste collection vehicles and bins.

The Direct Transfer building comprises approximately a 1,155 square foot area that is designated for Direct Transfer operations within the existing approximately 13,732 square foot building.

The Direct Transfer building is situated on a 3.69 acre parcel of land that is fully fenced and gated. Lakeland Road is a major thoroughfare carrying heavy duty commercial vehicles and associated trailer loads. It is a main thoroughfare of the Industrial District of the City of Santa Fe Springs.

As illustrated, the primary access driveway is located on the south side of the project site.

(c) descriptive statement of the manner in which activities are to be conducted at the facility;

The Direct Transfer building is located at the rear and north end of the existing maintenance and recycling building. The Direct Transfer operations will be located next to a portion of the building that has been utilized for about 1 year as an E-Waste Collection and Recycling Facility. The existing site uses will continue in the same way with the addition of the Direct Transfer.

PROJECT DESCRIPTION (Cont.)

The **Facility Traffic Flow** is shown on **Figure 1**. Incoming solid waste collection vehicles drive into the Facility via Lakeland Road through the west gate and enter the existing building via an overhead door. Access for vehicles entering and exiting the Direct Transfer building will be via the west side of the existing building using a vehicle ramp. After depositing their waste load into the transfer trailers the solid waste collection vehicles will exit the Facility via the east gate. Direct Transfer trailers enter through the east gate and back up to a truck loading dock located at the rear (easterly) overhead sliding door and stage to the rear of the existing building. Once the Direct Transfer trailers are full they exit through the east gate.

All weighing of outgoing and incoming waste collection vehicles will be done on site as noted in Figure 1.

All outbound traffic will be directed to landfills approved by participating jurisdictions. The following landfills may be utilized: Olinda Alpha Landfill, Prima Deshecha Landfill, Bowerman Landfill, El Sobrante Landfill, Chiquita Canyon Landfill, and Sunshine Canyon Landfill.

The Facility is designed and operated in accordance with requirements of Title 14 of the California Code of Regulations (CCR) and applicable local, state, and federal codes and regulations.

(d) Operating days and hours

The Facility will receive non-hazardous municipal solid waste up to seven days per week. The site is closed for New Year's Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving, and Christmas.

Hours of operation are: Monday through Sunday, 5:00 a.m. – 7:00 p.m.

Maintenance hours: Monday through Sunday, 5:00 a.m. – 2:00 a.m.

All scaling for the material will occur at the site.

(e) Total acreage contained within the operating area.

The Facility site is located on a 3.69acre parcel, and the main building used for the Direct Transfer operations is a 1,155 square feet area within the existing approximately 13,732 square foot building.

(f) facility design capacity

The Facility will receive and directly transfer up to 150 TPD of municipal solid waste.

The off-load capacity for direct transfer is based on specifically designed commercial collection vehicles currently in use within the southern California area. The waste load is directly off-loaded utilizing the existing compactor blade within the collection vehicle that pushes the load

PROJECT DESCRIPTION (Cont.)

out. These vehicles will be both commercial front end loaders and residential automated side loader collection vehicles currently in use and housed at the facility.

The solid waste is transferred **only once** and directly from **one covered vehicle to another covered vehicle** so that the waste is never put on the ground or outside the confines of a container or vehicle, before, during, or after transfer. All of the contents of the transferring vehicle are **emptied** during a single transfer. In addition the Direct Transfer operation will be inside the existing building at the site.

The existing collection vehicles are designed to off-load material at a rate of at least 4 to 5 tons per minute. Each collection vehicle contains approximately 10 tons. Therefore, 15 collection vehicles carrying 10 tons each and be offloaded in less than 8 hours. Since the collection vehicles are coming and going the total is 30 trips.

The transfer tractors are identical to the standard long haul tractors currently in use at the Facility and are for hauling the direct transfer trailers directly to a landfill or processing center.

The Direct Transfer trailers are specifically designed to accept waste from a typical collection vehicle. Once the rear door is opened, the rear and outside wall portions of the trailer expand in width to accept the full width of the collection vehicle (see Attachment 2 for typical trailer make, model, and specifications). Therefore, there is no matching of vehicles – one vehicle goes inside the other. This virtually eliminates litter and spilling.

The walking floor of the Direct Transfer trailers moves the waste to the front of the trailer so that at least two (2) collection vehicle loads are placed into the trailer. Once loaded, the walls of the trailer contract, the rear door is closed, and the trailer is removed for landfill delivery. Each transfer vehicle contains approximately 20 tons. Therefore, 8 collection vehicles carrying approximately 20 tons each and be loaded in less than 8 hours. Since the transfer vehicles are coming and going the total is 16 trips.

The total additional daily trips is approximately 46 maximum based on the combination of the anticipated collection and transfer vehicle loads.

(g) Types and daily quantities of solid waste to be received.

The Facility will receive and directly transfer only non-hazardous municipal solid waste up to 150 TPD. The following provides a description of the procedures that will be utilized to ensure the safe and proper handling of the solid waste.

Section 17407.1. Burning Wastes and Open Burning.

Waste Burning will not occur at the Facility and loads that are smoking or on fire will not be accepted into the Facility. If a truck is on fire, the Fire Department will be notified immediately and they will take charge of the truck or vehicle and administer the actions required to quench the fire.

PROJECT DESCRIPTION (Cont.)

Section 17407.2. Cleaning.

Any waste that may unintentionally fall outside of the containers or vehicles is promptly cleaned up and replaced within the container or vehicle to which it was being transferred.

The Facility will be cleaned regularly each day to remove any litter or other accumulated materials. All operational equipment will be cleaned at least once per operating day. The transfer areas will be cleaned daily using dry sweep methods. The office and restrooms will be cleaned weekly.

Section 17407.3. Drainage Control

Onsite drainage has been and will continue to be controlled to achieve the following:

- Prevent uncontrolled flow of water
- Protect the integrity of roads and structures
- Protect the public health
- Prevent safety hazards and interference with operations

The facility is designed so that onsite drainage flows into existing storm drain channels and inlets. The storm water at the site generally flows to the easterly portion of the property and disperses via sheet flow to the off-site drainage system maintained by the City.

The general drainage patterns at the site are provided in Site Plan

Individual drainage systems are established for areas that use water. Any seepage from vehicles and waste in the transfer building is controlled by absorbents and daily dry sweeping.

Section 17407.4. Dust Control

Minor amounts of dust may be generated within the transfer building as part of the waste handling process. All transfer activities are conducted within the confines of the building, thereby eliminating any out of doors dust mitigation.

All loads will be pushed within the building and directly from one covered vehicle into another covered vehicle which will control fugitive emissions at the Facility.

As needed to control dust, outside operational areas are paved to control fugitive dust. All onsite paved areas are cleaned regularly. Additional measures may be conducted to control exterior dust and will be employed to comply with local requirements.

The site will be maintained in accordance with all applicable air emission rules in order to avoid a nuisance to any neighbors.

Section 17407.5. Hazardous, Liquid, and Special Wastes.

The Facility does not accept hazardous, liquid or special wastes. CR&R has developed an education program to identify to users hazardous wastes and prevent these materials from being disposed of in the general waste stream. All solid waste collection vehicles will be inspected for

PROJECT DESCRIPTION (Cont.)

unacceptable wastes upon entrance to the disposal site. Each load is inspected by spotters or other trained and authorized personnel as the vehicle is unloaded. If any unacceptable material is identified by onsite personnel, it is removed and temporarily stored in a secured hazardous materials storage container until it can be removed to an approved hazardous waste receiving facility.

The container will be staged inside the site property away from the transfer truck operation and labeled in accordance with applicable regulations. Any hazardous materials uncovered during the unloading operations will be removed from the Site within 90 days by a licensed waste handler in accordance with applicable regulations for those materials.

Wastes are handled and transferred inside the transfer building to prevent contact with surface water flows or rain water. Exterior surfaced areas are cleaned as required to eliminate onsite accumulation of fluids.

Section 17408.1. Litter Control.

Litter control is an integral part of daily operations. Because the direct transfer of the waste is conducted within enclosed vehicles and in an enclosed building, litter control is not expected to be a problem.

Additionally, to reduce the potential for litter to escape, all transfer trailers are covered before they leave the load out dock at the transfer building. These control procedures are proven to be adequate to prevent the accumulation of litter in quantities that would be aesthetically objectionable or cause other problems.

Litter is collected daily as soon as it is detected to prevent safety hazards, nuisances or similar problems and to prevent offsite migration to the greatest extent possible. Litter is collected and a broom used to sweep the transfer area, load out dock and other paved areas of the site. Outside the project's boundary, litter is collected in the site vicinity and along primary access routes every day when it is detected.

Section 17408.2. Medical Wastes.

Medical wastes are not accepted at the Facility.

Section 17408.3. Noise Control.

The Facility is located in an area surrounded by heavy commercial, industrial and manufacturing uses, with no noise-sensitive land uses nearby.

Hearing protection is provided to equipment operators and other facility personnel subject to excessive noise levels. This is in compliance with OSHA guidelines. All equipment meets OSHA requirements and is maintained to operate in a clean, quiet and safe manner.

PROJECT DESCRIPTION (Cont.)

Section 17408.4. Non-Salvageable Items.

Scavenging and salvaging will not be conducted at the Facility.

Section 17408.5. Nuisance Control.

Adjacent land uses are primarily manufacturing and/or heavy commercial. These uses should not be disturbed by facility operations that are conducted within the fenced site; the likelihood of a public nuisance is below a level of significance.

The site identification signs display a 24-hour telephone number for site-related concerns. In addition any written complaints may be sent directly to the Facility and will be recorded along with the description of any actions taken in response by the General Manger for review by any regulatory agencies. Control measures described in the following sections serve to identify and correct potential nuisance conditions.

17408.6. Maintenance Program.

All the equipment at the Facility will be maintained in accordance with the specifications from the manufacturer. The equipment at the Facility is the collection vehicles and the transfer vehicles. They will be maintained by CR&R's own maintenance personnel or by the manufacturer or their authorized representative. All other equipment and facility improvements will be maintained by CR&R in a good state of repair using a preventative maintenance approach and any deteriorated or defects will be promptly repaired.

17408.7. Personnel Health and Safety.

All CR&R employees undergo a comprehensive Health and Safety training program at the start of employment and ongoing training is conducted at the Facility by trained CR&R personnel or authorized consultants. The written program is available along with the training records at the site for review. CR&R will maintain an IIPP at the site and it will be available for review by appropriate agencies. The training topics are included in the documents at the site available for review and include hazardous materials recognition, use of equipment, environmental controls, and emergency procedures.

17408.8. Protection of Users

A Traffic Spotter will be in attendance at all times during waste receipt and ensure that users are kept safe. The Traffic Spotter will ensure that all truck drivers do not exit their vehicles while transferring their loads.

No self-haul loads or private users will be accepted at the Facility.

PROJECT DESCRIPTION (Cont.)**17409.1. Roads**

CR&R vehicles will access the Facility via Lakeland Road.

CR&R will maintain the drive way, and on site routes designated for the personal vehicles, as well as waste collection and transfer vehicles.

17409.2. Sanitary Facilities.

The Facility has adequate sanitary facilities for the proposed use. There are bathrooms in the main building and the Facility is currently serviced by the City sewer system.

17409.3. Scavenging and Salvaging.

No scavenging or salvaging is allowed at the Facility.

17409.4. Signs.

The Facility has adequate signs for the proposed use including the entrance and directional signs for traffic flow. The entrance sign will indicate the name of the operator, the phone number where they can be reached, and the hours of operation and that the site is only available for the use of CR&R personnel (not open to the public). Signs will also be provided for direction of traffic and locations of the check in for receipt of waste loads. A sign that is easily visible will be posted at the point of access at the Facility to indicate the name and location of the nearest facility available to the public.

17409.5. Loadchecking.

As noted in the hazardous Waste Section 17407.5 above, load-checking procedures will be performed at the Facility for the solid waste vehicles entering the site. Hazardous wastes, liquid wastes, special wastes and medical waste will not be accepted at the Facility.

17409.6. Parking.

The Facility provides all required parking for the refuse collection and transfer vehicles and the employees as shown in **Figure 1**. The parking provided is in accordance with the City requirements for this type of facility. There will be approximately three (3) employees on site at any one time. No off-site parking is required for this project.

17410.1. Solid Waste Removal.

All solid waste is removed within an 48 hour period.

17410.2. Supervision and Personnel.

The Facility maintains adequate supervision and a sufficient number of qualified personnel to ensure proper operation in compliance with applicable laws, regulations, permit conditions and other requirements. This includes compliance with the requirement for at least one site attendant

Project Description

Lakeland Road Direct Transfer Facility Page 7

PROJECT DESCRIPTION (Cont.)

to be present during normal operating hours. The General Manager will be the site attendant or he may designate another CR&R employee to be the site attendant under his direct supervision.

17410.4. Vector, Bird and Animal Control.

Solid waste materials will be delivered to the Facility in enclosed collection vehicles. As noted, the direct transfer process is contained in covered vehicles and covered transfer trailers. Exterior litter is removed regularly from the site as part of standard facility housekeeping. These measures minimize the potential for animal or bird problems at the facility.

Birds are not anticipated to be an issue at the Facility. No waste will ever be exposed to the atmosphere that would warrant a problem. During the day, the activity of transfer station equipment and personnel deter birds from entering the transfer station building. At night, the station's doors are lowered and the facility secured. This prevents birds from entering during hours of darkness. If for some unforeseen reason these measures are not successful in keeping birds out, other measures may be implemented to prevent birds from entering and nesting in the transfer building.

Other vectors are controlled through the regular removal of wastes and by general housekeeping measures as described in other sections of this document. The processing area is swept of loose debris and inspected for vectors at the end of each day, or as needed. Boxes, bins or other containers are cleaned regularly on a schedule to avoid attraction of vectors. These measures prevent the propagation, harboring or attraction of flies, rodents, and other vectors. If there is a vector nuisance, appropriate measures are implemented including the use of a licensed vector control contractor.

Section 17414. Record Keeping Requirements.

All required records will be kept at the Facility by the General Manager and will be available for review upon request from any applicable regulatory agencies. Records are kept on site and at the CR&R corporate offices. These records will include daily tonnage, training, special occurrence log, complaint log and other applicable records. The records will be kept in the main office at the site and are available for review upon request during regular business hours.

17414.1. Documentation of Enforcement Agency Approvals, Determinations, and Requirements.

All LEA documents for the Facility will be kept in the files at the site and will be available for review by any applicable agency.

17415.1. Communications Equipment

The General Manager maintains the communication devices at the Facility and includes cell phones, hand held radios, and land line telephones. In addition the Facility uses computers to track information relevant to the site operations. A land line and cell phones are assigned to the site and will be used to dial 911 in the event of an emergency.

PROJECT DESCRIPTION (Cont.)**17415.2. Fire Fighting Equipment.**

The Facility is equipped with sufficient firefighting equipment consisting of fire extinguishers that are maintained and are shown on the attached plans for the Facility. An approved City Fire Department plan will be received and adhered to at all times. The quantity and locations are inspected in accordance with City requirements and an outside company is used to inspect the function and adequacy of each extinguisher on a regular basis.

17416.1. Housekeeping.

Maintenance of the exterior of the Facility is conducted by on site staff under the direction of the General Manager to keep the site clean and safe. All aspects of the site will be kept in good working condition and kept clear of non-usable equipment such as broken parts, old tires, scrap, and other similar items.

17416.2. Lighting

The Facility has adequate lighting for the proposed operations including fluorescent and canned lighting inside the transfer building and offices, and exterior lighting mounted on the building and poles at various locations around the site. The Facility has existing lighting that provides adequate lighting for activities planned.

17416.3. Equipment

The equipment and vehicles at the facility will be limited to existing collection vehicles and Direct Transfer trucks and trailers for delivery of waste to landfills. Collection vehicles, long-haul semi-tractors, and Direct Transfer Trailers will be utilized. Vehicles and equipment may be replaced or added throughout the life of the Facility based upon changes in technology and processing requirements. The equipment and vehicles shown are adequate in capacity and number to enable the facility to meet operational requirements and standards. Maintenance of this equipment will be done on-site and in some cases off-site (as needed).

17418.1. Site Security.

The Facility has sufficient security for its operations including a perimeter fence around the entire site with entrance gates that can be locked.

17418.2. Site Attendant.

The General Manager for the Facility is the site attendant and designates a site staff to conduct attendant duties as needed. The Traffic Spotter may be designated as the site attendant at various times during the day by the General Manger

17418.3. Traffic Control.

The transfer station is located in the City of Santa Fe Springs. Direct access to the site is from Lakeland Road.

PROJECT DESCRIPTION (Cont.)

All solid waste collection vehicles enter the Facility by the west gate and exit the site through the east gate (see **Figure 1**). Direct Transfer trucks will enter and exit via the east gate.

A Traffic Spotter with applicable traffic circulation devices will be utilized on site during operating hours to direct traffic and avoid both onsite safety hazards and backing up of vehicles onto adjacent public streets. The traffic flow will be controlled by the Traffic Spotter and other on-site personnel to avoid interference with adjacent public streets, onsite safety hazards, and any other site operations. The traffic controls will be aided by signs such as arrows showing the direction of traffic flow for the vehicles using the facility.

17419.1. Visual Screening.

The Facility possesses adequate visual screening because the transfer operations are conducted inside the building.

17419.2 Water Supply

A safe and adequate water supply for drinking and emergency use (i.e.: first aid) is available on site.

(i) anticipated volume of quench or process water and the planned method of treatment, and disposal of any wastewater;

No quench water is anticipated to be used in the operations of the facility.

(j) description of provisions to handle unusual peak loading;

The Facility has enough space to handle any anticipated peak loading and will not exceed 150TPD. The General Manager and Dispatch staff will control the deliveries of the collection vehicles to the Facility.

In the event of unusually high daily tonnages entering the site, contingency plans may be implemented. The contingency plan includes turning away trucks from dumping at the Facility and directing them to haul directly to the landfill or other approved solid waste facility.

(k) description of transfer, recovery and processing equipment, including classification, capacity and the number of units;

A total of four (4) specially designed Direct Transfer solid waste handling trailers and standard long haul semi-tractors will be used for the transfer operations. These vehicles are designed to receive loads directly from the collection vehicles. The equipment that is anticipated for operation of the Facility includes: a total of four (4) transfer tractors and four (4) Direct Transfer Trailers (see attached diagrams and specifications from the manufacturer), along with existing collection vehicles. All the required collection vehicles are already in use at the site and approximately half are clean burning CNG fueled vehicles.

PROJECT DESCRIPTION (Cont.)

(l) planned method for final disposal of the solid waste:

The solid waste will be transferred from the Facility to approved solid waste disposal sites.

(m) planned method for the storage and removal of salvaged material:

There will be no salvaging or scavenging allowed at the Facility.

(n) resume of management organization which will operate the facility.

CR&R is a full service waste management company serving over 2.5 million people and 25,000 businesses throughout Southern California. The company provides franchised waste collection and recycling services to numerous jurisdictions in Riverside, San Bernardino, Orange, Imperial, and Los Angeles Counties. Started in 1963, CR&R has become one of the largest independent waste management companies in the Western United States.

Some of the major solid waste facilities that CR&R operates are:

- The CRT 2,475 TPD Transfer and MRF facility in Stanton, California.
- The Western Avenue MRF for recyclables in Stanton CA.
- The South County MRF, Transfer Station, composting facility and operations in San Juan Capistrano, CA
- The Prima Deshecha MRF and Transfer in San Juan Capistrano
- The 3,000 ton per day Perris CA Transfer, MRF, AD Facility and hauling operations center.

Key members of CR&R's management include the following individuals:

- **Clifford Ronnenberg** (Chief Executive Officer): Mr. Ronnenberg is the company's founder. He has been actively involved in the waste industry in Southern California since 1963 and has been the key driver behind CR&R's recycling innovations.
- **David Ronnenberg** (Chief Operating Officer): Mr. Ronnenberg is responsible for the managing the operations of CR&R's waste Transfer Stations and Materials Recovery Facilities, as well as the company's transportation systems. He is actively involved in the design of innovative recycling systems at the company's facilities.
- **David Fahrion** (President, Solid Waste Division): Mr. Fahrion has worked in all facets of the solid waste management and recycling industry for the past 43 years and exclusively for CR&R for the past 30 years.

PROJECT DESCRIPTION (Cont.)

- **Dan Stepanian (General Manager):** Mr. Stepanian manages all activities at the Santa Fe Springs Facility. Mr. Stepanian has over 30 years of experience in the solid waste industry, including managing various solid waste transfer facilities.

CR&R management staff at the Facility has over 50 years' experience with managing these types of facilities including the following:

The General Manager will be the site attendant or he may designate another CR&R employee to be the site attendant under his direct supervision.

The General Manager will be the staff in charge of the Facility during operating hours and will be responsible for the day to day operation of the site. This position reports directly to the Chief Operating Officer. The General Manager is selected based on past experience in the operation of similar facilities, plus formal training and qualifications. Qualifications include personnel management training and experience, facilities operations experience, and specialized training, such as hazardous waste certification and safety training. Each supervisor is selected based upon past experience in the operation of similar facilities, plus formal training and qualifications. The total number of site staff varies depending on the needs of the customers/clients. The total employees at the site is approximately 45 including 35 waste collection vehicle drivers, 2 route supervisors, 4 administrative, and 4 mechanics/maintenance. The e-waste area is staffed by existing maintenance employees and drivers at the site.

As shown, the Direct Transfer facility will be staffed with the following existing employees.

General Manager - 1
Collection Truck Drivers – 5
Transfer Truck Drivers – 2
Maintenance/Traffic Spotters – 1

CUP APPLICATION

RECEIVED
MAY 23 2016
Planning Dept.



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

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

12739 LAKELAND ROAD, SANTA FE SPRINGS 90670

Give the correct legal description of the property involved (include **only** the portion to be utilized for the Conditional Use Permit. If description is lengthy, attach supplemental sheet if necessary)

(SEE ATTACHED LEGAL DESCRIPTION)

Record Owner of the property: CRTR, Inc.

Name: MR. DAVID ROSENBERG Phone No: (801) 932-9677

Mailing Address: 11292 WESTERN AVE, STANTON CA, 90680 Date of Purchase: _____

Fax No: (714) 890-6350 E-mail: _____

Is this application being filed by the Record Owner? YES

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

Representative authorized by the Record Owner to file this application:

Name: JOHN MCNAMARA Phone No: (714) 372-8281

Mailing Address: 11292 WESTERN AVE, P.O. BOX 125 STANTON CA, 90680-2912

Fax No: (714) 890-6350 E-mail: JOHN.M.29@CRTRMAIL.COM

Describe any easements, covenants or deed restrictions controlling the use of the property: NONE

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

A DIRECT TRANSFER FACILITY WITH A MAXIMUM CAPACITY OF 149 TONS PER DAY OF MUNICIPAL SOLID WASTE (SEE ATTACHED RETAILER PROJECT DESCRIPTION)

NOTE

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

CUP APPLICATION (Cont.)

CUP Application
Page 2 of 3

JUSTIFICATION STATEMENT

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

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

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

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

See Attached

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

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

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

CUP APPLICATION (Cont.)

Justification Statement

For

Lakeland Road

Direct Transfer Facility

May 2016

Prepared by

CR&R Incorporated

Corporate: 11292 Western Avenue
Stanton, CA 90680
714.826.9049

Local: 12739 Lakeland Road
Santa Fe Springs, CA 90670
562.944.1520

CUP APPLICATION (Cont.)**1. Explain why the proposed use is essential or desirable in the location requested.**

The Facility is located within a Multi-use industrial building with front offices, E-Waste collection and processing, vehicle maintenance, and a surrounding yard for parking waste collection vehicles. The building has been utilized for about 1 year as an E-Waste Collection Facility and for over 10 years as waste collection vehicle parking and maintenance yard. The vehicles that will be used for the Direct Transfer operations are already at the site as part of the currently approved use which has been operated for the past 12 years without incident. Therefore the Direct Transfer is a natural progression in the use of the site and will serve an essential purpose for the community since it will reduce truck trips and promote an increase in recycling.

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

The off-load capacity for direct transfer is based on specifically designed commercial collection vehicles currently in use and that have the capacity to directly off-load via a direct push-out utilizing the existing compacter blade within the collection vehicle. These vehicles will be both commercial front end loaders and residential automated side loader collection vehicles currently in use and housed at the facility. Therefore the increase in truck trips will be very small and will not affect the nearby neighboring operations.

The solid waste is transferred **only once** and directly **from one covered vehicle to another covered vehicle** so that the **waste is never put on the ground** or outside the confines of a container or vehicle, before, during, or after transfer. All of the contents of the transferring vehicle are **emptied** during a single transfer. In addition all the transfer activities will be conducted inside a building so it will be covered. Therefore there will be no impact to the welfare of the persons and properties in the vicinity.

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

As stated in the answer to number 2 above, the solid waste is transferred **only once** and directly **from one covered vehicle to another covered vehicle** so that the **waste is never put on the ground** or outside the confines of a container or vehicle, before, during, or after transfer. All of the contents of the transferring vehicle are **emptied** during a single transfer. In addition all the transfer activities will be conducted inside a building so it will be covered. Therefore there will be no impact to the welfare of the persons and properties in the vicinity. The trash will be contained in the trailer and the building so that will mitigate any noise, dust, odors and any other undesirable features that might affect adjoining properties.

CUP APPLICATION (Cont.)

Adjacent land uses are primarily manufacturing and/or heavy commercial. These uses should not be disturbed by facility operations that are conducted within the fenced site; the likelihood of a public nuisance is below a level of significance.

The site identification signs display a 24-hour telephone number for site-related concerns. In addition any written complaints may be sent directly to the Site and will be recorded along with the description of any actions taken in response by the General Manager for review by any regulatory agencies. Control measures described in the following sections serve to identify and correct potential nuisance conditions.

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

As stated in the answer to number 2 above, the solid waste is transferred **only once** and directly **from one covered vehicle to another covered vehicle** so that the waste is never put on the ground or outside the confines of a container or vehicle, before, during, or after transfer. All of the contents of the transferring vehicle are **emptied** during a single transfer. In addition all the transfer activities will be conducted inside a building so it will be covered. Therefore there will be no impact to the welfare of the persons and properties in the vicinity. The trash will be contained in the trailer and the building so that will mitigate any noise, dust, odors and any other undesirable features that might affect adjoining properties.

In addition the proposed Direct Transfer will be located inside an existing building so the new operation will not affect the future look of the property. The Facility possesses adequate visual screening because the transfer operations are conducted inside the building.

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

The transfer station is located in the City of Santa Fe Springs and direct access to the site is from Lakeland Road. All CR&R vehicles enter through the west gate and exit the site through the east gate. Incoming solid waste collection vehicles drive through the west gate and enter the existing building via an overhead door. Direct Transfer trailers back up to a truck loading dock located at the rear (easterly) overhead sliding door and stage to the rear of the existing building.

The Facility provides all required parking on site for the refuse collection and transfer vehicles and the employees. The parking provided is in accordance with the City requirements for this type of facility.

A Traffic Spotter with applicable traffic circulation devices will be utilized on site during operating hours to direct traffic and avoid both onsite safety hazards and backing up of vehicles onto adjacent public streets. The traffic flow will be controlled by the Traffic Spotter and other on-site personnel to avoid interference with adjacent public streets, onsite safety hazards, and any other site operations. The traffic controls will be aided by signs such as arrows showing the direction of traffic flow for the vehicles using the facility.

CUP APPLICATION (Cont.)

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

CR&R is the owner of the property and has been operating the site for over 12 years, CR&R will operate the Direct Transfer facility as well.

CUP APPLICATION (Cont.)

CUP Application
Page 3 of 3

PROPERTY OWNERS STATEMENT

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

Name (please print): CR & R Incorporated
 Mailing Address: 11292 Western Ave. Stanton, CA 90680
 Phone No: 800-826-9677
 Fax No: 714-990-6350 E-mail: davidr@crrmail.com
 Signature: [Signature]

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

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.

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

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

(seal)

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

WITNESS my hand and official seal

See Attached
Notary Public

FOR DEPARTMENT USE ONLY
CASE NO: <u>CUP 775</u>
DATE FILED: <u>5/23/2016</u>
FILING FEE: <u>\$5352.00</u>
RECEIPT NO: <u>1015289</u>
APPLICATION COMPLETE? _____

CUP APPLICATION (Cont.)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

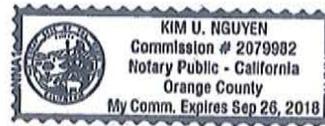
State of California
County of Orange

On 05/10/2016 before me, Kim U. Nguyen, Notary Public
(insert name and title of the officer)

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

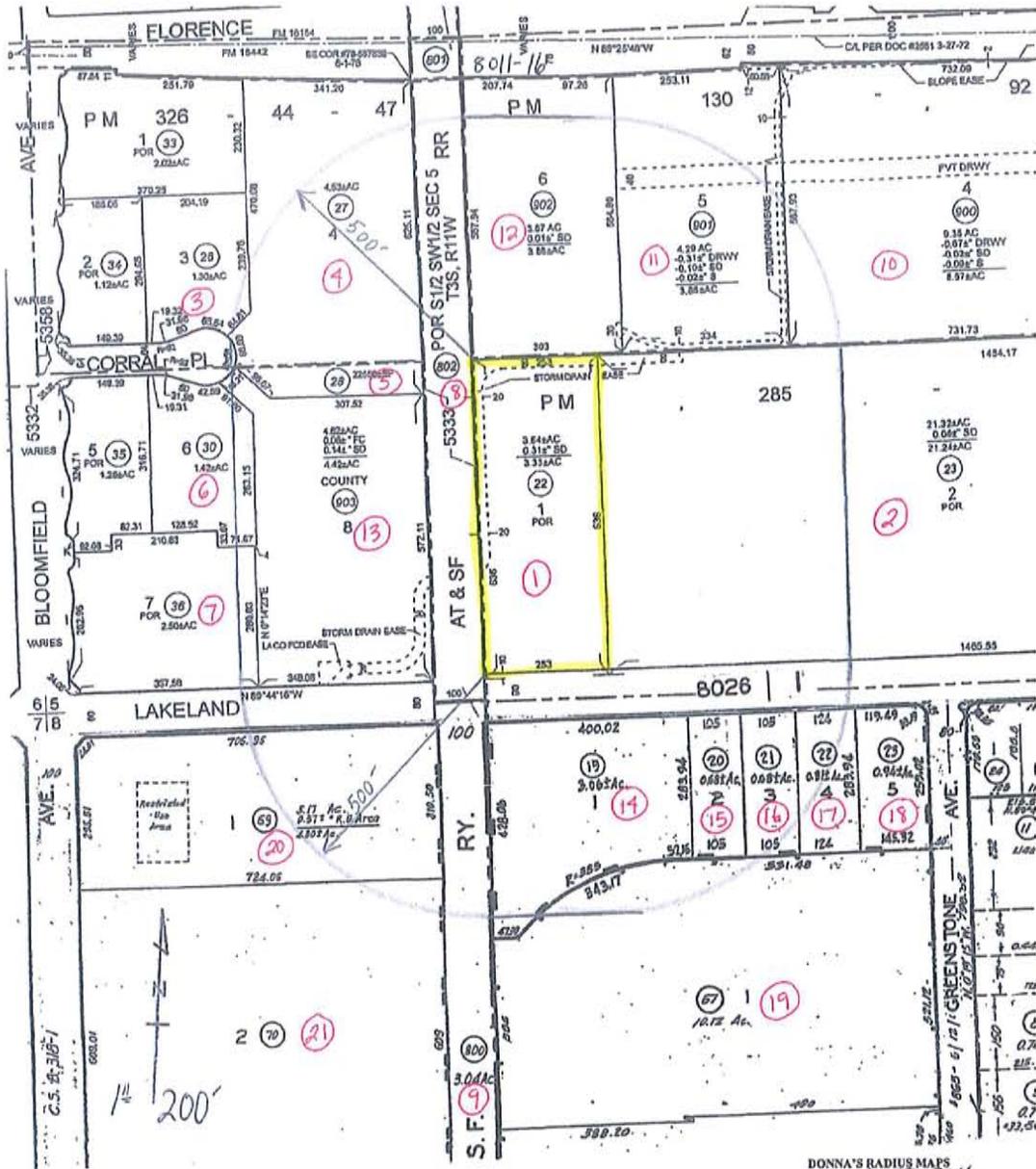
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature] (Seal)

RADIUS MAP FOR PUBLIC HEARING NOTICE



DONNA'S RADIUS MAPS
DATE: 6-28-2016
684 S GENTRY LANE
ANAHEIM CA 92807
(714) 921-2921

PUBLIC HEARING NOTICE/POSTCARD

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

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

Applicant: CR&R, Inc.
Property located at: 12739 Lakeland Road (APN: 8011-016-022).

Conditional Use Permit (CUP) Case No. 775: A request for approval to allow the establishment, operation, and maintenance of a direct transfer facility on property located at 12739 Lakeland Road, within the M-2, Heavy Manufacturing, Zone.

CEQA Status: On the basis of an Initial Study conducted for the proposed project, Staff finds that the proposed project will not have a significant adverse effect on the environment with the meaning as defined in the Guidelines for implementation of the California Environmental Quality Act. The City is hereby proposing to adopt a Mitigated Negative Declaration for this project. Additionally, the project site is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5.

All interested persons are invited to attend the above Public Hearing. If you challenge the above mentioned item and related actions in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the City of Santa Fe Springs Planning Department at, or prior to the Public Hearing. Any person interested in this matter may contact Cuong Nguyen at 562-868-0511, Ext. 7359 or cuongnguyen@santafesprings.org



City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670

NEOPOST FIRST-CLASS MAIL

08/31/2016
US POSTAGE \$000.00⁰⁰

ZIP 90670
041L11257783

FILE

(NOTICE OF PUBLIC HEARING)

CARRIER: IF ADDRESSEE HAS MOVED.



PUBLIC HEARING

Development Plan Approval Case No. 919 & Conditional Use Permit Case No. 776

DPA 919: A request for approval to allow the construction of two new 6,750-gallon metal storage tanks and the relocation of two existing 6,750-gallon metal storage tanks, measuring approximately 8'-10" in height by 22' in length; and *CUP 776*: a request to allow the storage of lubricants in excess of 100,000-gallons or more, on property located at 12904 Park Street (APN: 8011-017-025), within the M-2, Heavy Manufacturing, Zone. (Van De Pol Enterprises, LLC)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Open the Public Hearing and receive any comments from the public regarding Development Plan Approval Case No. 919 and Conditional Use Permit Case No. 776 and, thereafter, close the Public Hearing; and
2. Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Regulations and consistent with the goals, policies and program of the City's General Plan; and
3. Find that the applicant's request meets the criteria set forth in §155.739 of the Zoning Regulations, for the granting of Development Plan Approval; and
4. Find that the applicant's request meets the criteria set forth in §155.716 of the Zoning Regulations, for the granting of a Conditional Use Permit; and
5. Find that the applicant's proposed project meets the criteria for "Accessory Structures" pursuant to the California Environmental Quality Act (CEQA); therefore, the proposed project is determined to be a categorically-exempt project, pursuant to Section 15311-Class 11 of CEQA; consequently, no other environmental documents are required by law; and
6. Approve Development Plan Approval Case No. 919 and Conditional Use Permit Case No. 776, subject to the conditions of approval as contained with the Staff Report.

BACKGROUND

The subject site, comprised of a single parcel (APN: 8011-017-025) measuring approximately 2.81-acres, is located at the end of the cul-de-sac on Park Street (just west of Shoemaker Avenue) at 12904 Park Street. The subject site is zoned M-2, Heavy Manufacturing, and has been utilized for the bulk storage and distribution of fuel and lubricants since 1981. Although Cosby Oil Company sold their lubricant division to the applicant (Van De Pol Enterprises LLC) in 2015, they still own and operate their fuel division on-site. Cosby Oil, therefore, continues to utilize a 3,976 sq. ft. area along the north side of the existing building for their administrative office.

Van De Pol Enterprises, Inc. is proposing to make a few improvements to the existing lubricant operations to be more efficient and better accommodate the anticipated future growth. Said improvements will involve reorganizing the building interior to allow an additional 17,000 gallons of packaged products inside the warehouse and the installation of two new 6,750-gallon metal storage tanks and relocation of two existing 6,750-gallon metal storage tanks along the exterior. In accordance with the City's Zoning Regulations, a Development Plan Approval is required for the placement of the exterior metal tanks. Additionally, since the applicant is increasing their existing storage capacity from 75,500-gallons to 106,000-gallons, a CUP is required because the oil storage capacity is now above 100,000-gallons.

The proposed project requires approval of the following entitlements:

Development Plan Approval (DPA 919) – to allow the construction of two new 6,750-gallon metal storage tanks and the relocation of two existing 6,750-gallon metal storage tanks, measuring approximately 8'-10" in height by 22' in length; and

Conditional Use Permit (CUP 776) – to allow the storage of lubricants in excess of 100,000-gallons or more.

ZONING CODE REQUIREMENT**Development Plan Approval**

Pursuant to the procedures set forth in Section 155.742 of the Zoning Regulations, a Development Plan Approval (DPA) is required for a metal building or storage tank of metal construction. Said tank must also be completely concealed from view from public rights-of-way. (see Section 155.742 on the following page)

Section 155.742

The Commission may grant approval of a development plan subject to such conditions as the Commission deems are warranted by the circumstances involved. These conditions may include the dedication and development of streets adjoining the property and other improvements. *In granting any development plan approval that would permit a metal building or storage tank of metal construction to be located on any parcel of land, the Commission shall impose conditions requiring all metal buildings on the parcel to be located and/or designed in such a manner as to be completely concealed from view from public rights-of-way, and further requiring all storage tanks of metal construction on the parcel to be located and/or designed in such a manner as to be concealed from view from public rights-of-way.* All conditions of development plan approval shall be binding upon the applicants, their successors and assigns; shall run with the land; shall limit and control the issuance and validity of certificates of occupancy; and shall restrict and limit the construction, location, use and maintenance of all land and structures within the development.

Conditional Use Permit

Pursuant to the procedures set forth in Section 155.243 (B)(3) of the Zoning Regulations, a Conditional Use Permit (CUP) is required within the M-2 (Heavy Manufacturing) Zone for the storage of lubricants in excess of 100,000-gallons or more on the subject property. (see Section 155.243 (B)(3) below)

Section 155.243 (B)(3)**Section 155.243**

Notwithstanding the list of uses set forth in Section 155.243, the following are the uses permitted in the M-2 Zone only after a valid conditional use permit has first been issued:

- (B) Storage of:
- (3) Oil or other flammable liquids in amounts of 100,000 gallons or more.

DEVELOPMENT PLAN APPROVAL (DPA 919)

As stated previously, the applicant is requesting approval of Development Plan Approval (DPA) Case No. 919, to allow the construction of two new 6,750-gallon metal storage tanks and the relocation of two existing 6,750-gallon metal storage tanks, measuring approximately 8'-10" in height by 22' in length, on the subject property.

Site Plan (Sheet CS)

The applicant is proposing to construct two new 6,750-gallon storage tanks along the northeast corner of the subject site. The applicant is also proposing to relocate two existing 6,750-gallon storage tanks, from the west side of the existing building to the northeast corner, immediately adjacent to the two new tanks. It should be noted that all four storage tanks will measure approximately 8'-3" in diameter and 22' in length and are placed within a fenced area with containment.

Floor Plan (Sheet A1)

The floor plan indicates that the existing building measures approximately 16,520 sq. ft. There are three existing exit doors, one along the west side of the building and two along the east side of the building. There are various storage racks (measuring 16'-high by 9'-wide by 42'-deep) currently located throughout the existing warehouse area which Van De Pol Enterprises will continue to utilize in their operation. Although, no improvements to the interior are proposed, Van De Pol is planning to store an additional 17,000 gallons of packaged products inside the existing warehouse. It should be noted, however, that the applicant will only occupy a 12,544 sq. ft. area (10,404 sq. ft. warehouse and 2,140 sq. ft. office) within the existing building. And as mentioned previously, Cosby Oil Company will continue to occupy a 3,976 sq. ft. area along the north side of the existing building as an administrative office.

Tank and Fence Elevation (Sheet CS)

According to the tank elevations, the subject metal tanks will be approximately 8'-3" in diameter and 22' in length. It should be noted that the proposed tanks will be fully screened from view by a 10'-high fence, provided with privacy slats (matching the color of the building).

Parking Requirements (Sheet CS)

In accordance with the City's Zoning regulations, the existing 16,520 square foot building is required to provide a total of 39 parking stalls. Required parking for the subject site is calculated based on the floor area occupied by Van De Pol Enterprises (1/500 ratio and 1/300 ratio for office area above 15%) as well as the floor area occupied by Cosby Oil's office use (1/300 ratio). According to the site plan, a total of 41 parking stalls (30 standard stalls, 9 compact stalls, and 2 handicap stalls) and 7 truck trailer stalls will be provided for the subject site. It should be noted that the truck trailer stalls, although associated with the use, are not counted towards meeting the parking requirement. Nevertheless, as proposed, the site still has an excess of two parking stalls above the minimum parking requirement.

DEVELOPMENT PLAN APPROVAL - COMMISSION'S CONSIDERATION.

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

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

Findings:

The proposed project is located within the M-2, Heavy Manufacturing, Zone.

Pursuant to Section 155.240 of the Zoning Regulations "The purpose of the M-2 Zone is to preserve the lands of the city appropriate for heavy industrial uses, to protect these lands from intrusion by dwellings and inharmonious commercial uses, to promote uniform and orderly industrial development, to create and protect property values, to foster an efficient, wholesome and aesthetically pleasant industrial district, to attract and encourage the location of desirable industrial plants, to provide an industrial environment which will be conducive to good employee relations and pride on the part of all citizens of the community and to provide proper safeguards and appropriate transition for surrounding land uses."

The proposed project is consistent with the purpose of the M-2 Zone in the following manner:

1. The land is appropriate for industrial uses based on its zoning, M-2, Heavy Manufacturing and its General Plan Land Use designation of Industrial.
2. Since the proposed project is industrial, rather than residential or commercial in nature, the land is therefore being maintained for industrial uses.
3. The subject site has been utilized for the bulk storage and distribution of fuel and lubricants since 1981 (over 35 years).
4. The proposed project complies with all development standards set forth in the M-2 Zone.

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

Findings:

The proposed improvements include the installation of two new above-ground tanks and the relocation of two existing storage tanks to the northeast corner of the project site. The two proposed above-ground tanks are small and of the same dimensions as the existing tanks that are being re-located. All four above-ground storage tanks will stand horizontally and have an approximate dimension of 8'-3" in diameter and 22 feet in length.

It should be noted that the tanks will be placed within a fenced containment area. The tank containment area will be provided with a 10' high fence with slats that will match the existing building color. All four above-ground tanks will, therefore, be fully screened from public view. As a result, it is staff opinion that the proposed metal tanks will not have an adverse visual impact on the building or to the general appearance of the area. It should be noted that all other improvements related to the project are within the building's interior and, therefore, will have no visual impact.

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

Findings:

As mentioned previously, the two proposed above-ground tanks are small and of the same dimensions as the existing tanks that are being re-located. All four above-ground storage tanks will stand horizontally and have an approximate diameter of 8'-3" and a length of 22 feet. Nevertheless, the tanks will be placed within a fenced containment area. And at 10' high, the tank containment area (which will be provided with fencing and slats) should fully screen the above-ground tanks from public view.

Although steel is an appropriate material for tanks and silos, it is not particularly consistent with the architecture and design of the existing building; however, staff believes the applicant has made a noteworthy effort to screen the proposed tanks from public view using an appropriate material given the location and height of the proposed tanks. As designed, it is staff opinion that the placement of metal tanks, along with the design of the containment area, will not have an adverse visual impact on the existing building or to the general appearance of the area.

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

Findings:

As mentioned previously, the tank containment area will be provided with a 10' high fence with slats that will match the existing building color. All four above-ground tanks will, therefore, be fully screened from public view. Given the location and height of the proposed tanks, it is staff opinion that the proposed screen is both appropriate and in harmony with the entire development.

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

Findings:

The subject metal tanks are proposed to be screened with a 10' high fence with slats to match the color of the existing building. Aside from the subject metal tanks, the project does not involve the construction of any new building or exterior structures. As a result, staff believes the proposed improvements will blend in with the existing building and the general area.

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

Findings:

As evident from previous findings, staff has had considerable discussions with the applicant regarding the placement and screening of the proposed metal tanks to ensure that they would blend in with the existing building and general area and not have an adverse effect on surrounding properties. Staff believes the applicant has made a noteworthy effort on the placement and screening of the proposed tanks to help minimize its view from the public right-of-way.

CONDITIONAL USE PERMIT (CUP 776)

As part of their request, Van De Pol Enterprises, Inc., is requesting approval of a Conditional Use Permit (CUP) to allow the storage of lubricants in excess of 100,000 gallons or more. Although, there was an existing lubricant storage use on-site, the previous capacity was only 75,500-gallons, thus a CUP was not required.

Company Background

Van De Pol Enterprises, Inc. (dba Van De Pol Petroleum) is a third generation petroleum marketer based out of Stockton, California. The history of Van De Pol Enterprises, Inc. is really the story of how 2 family owned petroleum distribution companies came together to form an experienced, progressively managed 21st century company. The Company is owned and operated by the Van De Pol and Atwater families and has served as a full service petroleum distributor in Northern California since 1947. In 2015, through the acquisition of the lubricant division from Cosby Oil, the applicant expanded their business and territory into the Southern California region. Although, Van De Pol Enterprises, Inc. is a distributor of fuels and lubricants, only lubricants are distributed at the Santa Fe Springs facility. It should also be noted that Van De Pol Enterprises, Inc. is a Shell Alliance Distributor which features the Shell, Pennzoil, Quaker State, and Aeroshell brands.

Details of the Proposed Use

As stated previously, Van De Pol Enterprises, Inc., purchased the lubricants division from Cosby Oil in 2015. They will continue to store and deliver lubricants from the warehouse and bulk lubricant storage tanks previously utilized by Cosby Oil. However, Van De Pol is proposing to make a few improvements to the existing facility to be more efficient and to better accommodate their anticipated future growth within the facility.

Within the warehouse, which is already provided with a fire sprinkler system, the applicant will store approximately 37,000-gallons of packaged products (totes,

drums, pails, and cases). The current warehouse facility has a storage capacity of approximately 20,000-gallons. Along the exterior, the applicant will be constructing two new 6,750-gallon storage tanks (tanks 9 and 10 on the Site Plan) along the northeast corner of the subject site. The applicant is also proposing to relocate two existing 6,750-gallon storage tanks (tanks 7 and 8 on the Site Plan), from the west side of the existing building to the northeast corner, immediately adjacent to the two new tanks. Including the existing storage tanks previously used by Cosby Oil, the facility will have an exterior storage capacity of 69,000-gallons.

In all, the facility will now have an overall storage capacity of 106,000-gallons, thus, triggering the need for a CUP to allow the storage of lubricants in excess of 100,000 gallons or more. It should be noted that there will be no blending or refining of products at this facility.

Hours of Operation

The business will generally operate Monday – Friday from 7:00am – 5:00pm. Occasionally, deliveries may be made on the weekend should a customer run out of lubricant product. Since most businesses are closed on the weekends, the occasional weekend delivery should not have any detrimental effects to persons or properties in the vicinity.

Employee Count

Van De Pol Enterprises, Inc., anticipates a total of 12 employees will be needed to operate the Santa Fe Springs facility. With over 41 parking stalls available on-site, excluding additional truck parking, there is more than enough parking to accommodate for future growth.

Trucks and Truck Traffic

The company currently has four to five delivery trucks that are utilized Monday through Friday. An additional truck occasionally make deliveries on Saturdays, on an as-needed basis only. The operations consist of drivers loading their delivery trucks between 5:00am – 6:00am and leaving for deliveries once loaded. They return from their routes at approximately 1:00pm – 2:00pm. Although the applicant is proposing to increase the existing storage capacity of lubricants by 30,500-gallons (or 28.7%), the additional capacity is not expected to equally impact traffic trips. Operationally, the above-ground tanks will be used to replace the multiple totes that are currently used in the existing operation. Although the tanks do provide the opportunity for greater capacity, the applicant has no immediate plans to increase business. Potential traffic impacts, therefore, is considered minimal as any increase would likely be incremental.

CONDITIONAL USE PERMIT - COMMISSION'S CONSIDERATION.

Pursuant to Section 155.716 of the Zoning Regulations, in studying any application

for conditional use permit, the Commission shall give consideration to the following:

- 1) Satisfy itself that the proposed use will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general.

The subject site is located within the M-2 (Heavy Manufacturing) Zone and is generally surrounded by various industrial, office, and warehouse uses. The subject site has also been utilized for the bulk storage and distribution of fuel and lubricants since 1981 (over 35 years). With the exception of the installation of two new above-ground tanks, the relocation of two existing storage tanks, and the related containment and fence screening, all other improvements are within the building's interior.

Due to the nature and extent of the proposed project, the resulting effects to persons or property are so minor that a passerby may not even notice the proposed changes. Staff, therefore, finds that the expanded lubricant operations, if conducted in strict compliance with the conditions of approval and the City's municipal code, will not be detrimental to persons or property in the immediate vicinity.

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

As stated previously, the proposed improvements include the installation of two new above-ground tanks and the relocation of two existing storage tanks to the northeast corner of the project site. The two proposed above-ground tanks are small and of the same dimensions of the existing tanks that are being re-located. In fact, all four above-ground storage tanks will have an approximate diameter of 8'-3" and a length of 22 feet. It should be noted that the tanks will be placed within a fenced containment area. The tank containment will have a height of ten feet and will be composed of fencing with slats that will match the existing building color. All other improvements are within the building's interior. Staff, therefore, finds that the proposed improvements will preserve the general appearance and welfare of the community.

STAFF REMARKS

Based on the findings set forth in the staff report, Staff finds that the applicant's request meets the criteria set forth in §155.739 and §155.716 of the City's Zoning Regulations for the granting of Development Plan Approval and Conditional Use Permit, respectively.

STREETS AND HIGHWAYS

The subject site has frontage on Park Street. Park Street is local industrial street.

ZONING AND LAND USE

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

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

<i>Direction</i>	<i>Zoning District</i>	<i>General Plan</i>	<i>Land Use</i>
North	M-2, Heavy Manufacturing	Industrial	Vacant – Oil Field
South	M-2, Heavy Manufacturing	Industrial	12909 Sandoval Street – CFS (USA) Inc. (<i>Administrative Office – Sales Marketing / Customer Service</i>)
East	M-2, Heavy Manufacturing	Industrial	12908 Park Street – SRF Machine Engineering. (<i>Industrial Design</i>) 12917 Park Street – Surface Modification Systems, Inc. (<i>Engineering, Machining, Grinding, Specialized Welding</i>)
West	M-2, Heavy Manufacturing	Industrial	Vacant – Oil Field

LEGAL NOTICE OF PUBLIC HEARING

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

Legal notice of the Public Hearing for the proposed 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 October 5, 2016. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center on October 6, 2016, and published in a newspaper of general circulation (Whittier Daily News) October 6, 2016, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

As of the date of this report, staff has not received any comments and/or inquiries regarding the proposed project.

ENVIRONMENTAL DOCUMENTS

Upon review of the proposed project, staff finds the project is categorically exempt and qualifies for a General Rule Exemption (refer to CEQA Guidelines §15061 (b)(3)), a Class 1 Existing Facilities Exemption (refer to CEQA Guidelines §15301),

a Class 3 New Construction or Conversion of Small Structures Exemption (refer to CEQA Guidelines §15303), and a Class 11 (refer to CEQA Guidelines §15311).

General Rule Exemption

The proposed improvements will not have an effect on the natural environment since the existing facility is located within an area of the City that has been developed with industrial uses. As mentioned previously, the subject site has been utilized for the bulk storage and distribution of fuel and lubricants since 1981. In addition, the proposed improvements are very minor, requiring minimal disturbance within the facility thus will have minimal impact on the environment. The storage tanks will be located in a fully contained area and behind a 10' high fence with slats. Operationally, the above-ground tanks will be used to replace the multiple totes that are currently used in the existing operation. Although, the tanks do provide the opportunity for greater capacity, the applicant has no immediate plans to increase business. Potential traffic impacts, therefore, is considered minimal as any increase would likely be incremental. Therefore, due to the nature and extent of the proposed project, the resulting effects on the environment are anticipated to be less than significant.

Existing Facilities Exemption

The subject site has been utilized for the bulk storage and distribution of fuel and lubricants since 1981. With the exception of the tanks and related containment, all other improvements are within the building's interior. Thus the proposed project would be considered a negligible expansion of the existing use.

New Construction or Conversion of Small Structures

The proposed project involves the installation of two new above-ground tanks and the relocation of two existing storage tanks. All four above-ground tanks will be positioned horizontally and will have an approximate diameter of 8'-3" and a length of 22'-0". Additionally, the tanks will be placed within a fenced containment area and fully screened behind a 10'-0" high fencing with slats to match the building color. The proposed tanks, therefore, will not have a significant effect on the environment due to their relatively small size and the level of screening provided by the fenced containment.

Accessory Structures

The proposed improvements include the installation of two new above-ground tanks and the relocation of two existing storage tanks within the existing lubricant operations. All tanks will be properly secured and within a containment area. Since the new tanks are minor structures and of the same dimensions as the existing tanks that are currently utilized on-site as part of the existing operation, the tanks are considered appurtenant to the Van De Pol Facility.

For the reasons mentioned, staff believes the proposed project would be inconspicuous to nearby properties and its occupants and thus, would not be detrimental to persons or property in the immediate vicinity. Consequently, additional environmental analysis is, therefore, not necessary to meet the requirements of the CEQA. If the Commission agrees, staff will be filing a Notice of Exemption (NOE) within 5 days following actions by the Planning Commission.

AUTHORITY OF PLANNING COMMISSION:

Development Plan Approval

The Planning Commission has the authority, subject to the procedures set forth in the City's Zoning Regulations, to grant a Development Plan Approval when it has been found that said approval is consistent with the requirements, intent and purpose of the City's Zoning Regulations. The Commission may grant, conditionally grant or deny approval of a proposed development plan 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.

Conditional Use Permit

The Planning Commission has the authority, subject to the procedures set forth in this subchapter, to grant a Conditional Use Permit whenever it finds that the granting of said permit is consistent with the requirements, intent and purpose of this chapter. The Commission may grant a Conditional Use Permit subject to such conditions as the Commission finds are warranted by the circumstances involved. This may include the dedication and development of streets adjoining the property and other improvements. All such conditions shall be binding upon the applicants, their successors and assigns; shall run with the land; shall limit and control the issuance and validity of certificates of occupancy; and shall restrict and limit the construction, location, use and maintenance of all land and structures within the development.

CONDITIONS OF APPROVAL:

ENGINEERING / PUBLIC WORKS DEPARTMENT:

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

1. That the applicant shall remove and construct the portion of the cracked driveway approach along Park Street per City Standard Plan No. R-6.2.
2. That adequate "on-site" parking shall be provided per City requirements, and all streets abutting the development shall be posted "No Stopping Any Time."

The City will install the offsite signs and the applicant shall pay the actual cost of sign installation.

3. Fire hydrants shall be installed as required by the Fire Department. Existing public fire hydrants adjacent to the site, if any, shall be upgraded if required by the City Engineer. That the applicant shall pay to the City the entire cost of design, engineering, installation and inspection of Fire hydrants.
4. That the applicant shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with the current MS4 Permit. The applicant will also be required to submit a Certification for the project and will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP).
5. The applicant shall remove the existing damaged portion of the parkway drain culvert and install new parkway drain culver with steel reinforced Portland cement concrete per satisfactory to the City Engineer. Culvert to be per Los Angeles County Public Works Standard Plan No. 1, 2, and 3.

POLICE SERVICES DEPARTMENT:

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

6. 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.

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)

(Contact: Brian Reparuk 562.868-0511 x3701)

7. Applicant shall provide plan submittals for the proposed relocated and future tanks and their containment area.
8. Plans shall be submitted for the storage of Class IIIB Liquids and protected under NFPA 30, Flammable and Combustible Liquids Code. NO increases to storage area will be allowed until storage plan has been approved.

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

9. 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.
10. That the applicant shall complete and submit the Chemical Hazard Classification & Occupancy Rating package to the EPD prior to storing new or increasing existing amounts of hazardous materials on the property. The building occupancy rating, based on the information provided, will be designated by the Building Department.
11. That the applicant shall update the Spill Prevention Control and Countermeasures (SPCC) plan to reflect any changes necessary as a result of the increased amount of petroleum product stored at this location.
12. That the applicant shall update the Hazardous Materials Inventory in the California Environmental Reporting System (CERS) within 30 days of increasing the amount of hazardous materials stored at this location.

WASTE MANAGEMENT:

(Contact: Teresa Cavallo 562.868.0511 x7309)

13. 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.
14. That all projects over \$50,000 are subject to the requirements of Ordinance No. 914 to reuse or recycle 75% of the project waste. Contact the Recycling Coordinator, Teresa Cavallo at (562) 868-0511 x7309.

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Cuong Nguyen 562.868-0511 x7359)

15. That the Applicant understands and agrees that approval of Development Plan Approval (DPA) Case No. 919 to allow the construction of two new 6,750-gallon metal storage tank and the relocation of two existing 6,750-gallon metal storage tanks, measuring approximately 8'-10" in height by 22' in length, is still contingent upon approval of Conditional Use Permit (MOD)

- Case No. 776 to allow the storage of lubricants in excess of 100,000-gallons or more.
16. That, as described by the Applicant in the provided application materials, no blending or refining or products shall occur on-site.
 17. That a rectangular area surrounding tanks 7-10 and related containment shall be provided with a minimum 10' high fence with slats. Said fence shall be subject to approval from both the Fire-Rescue and Planning Departments *prior* to installation.
 18. That all packaged products stored outside shall be confined to the existing bermed and fenced area located just east of the existing building and also along the southwest corner of the site. Additionally, said outdoor storage activities shall remain below the existing fence line.
 19. That all proposed tanks shall be constructed of quality material and shall be immediately repaired, or otherwise replaced, when and if the material becomes deteriorated, warped, discolored or rusted.
 20. That subject lubricant operations shall be generally limited to the following hours of operation: Monday through Friday from 7:00am and 5:00pm. Saturday and Sunday deliveries do occasionally occur should a customer unexpectedly run out of lubricant product.
 21. That a sufficient number of approved outdoor trash enclosures shall be provided for the development, subject to the approval of the Director of Planning or designee. The calculation to determine the required storage area is: 1% of the first 20,000 sq. ft. of floor area + ½% of floor area exceeding 20,000 sq. ft., but not less than 4 ½ feet in width nor than 6 feet in height. (*Calculations are subject to change*).
 22. That the existing unpermitted mobile office, currently located along the northwest corner of the site, shall be immediately removed or otherwise properly permitted. It should be noted that office trailers are only permitted on a temporary basis for a period of no more than two years.
 23. That the subject site, with the exception of the required changes identified in conditions 21 and 22, shall be maintained substantially in accordance with the site plan, floor plan, and elevations submitted by the Applicant and on file with the case.

24. That a minimum of 39 parking stalls shall be provided and continually maintained on-site at all times. Said parking stalls shall be legibly marked off on the pavement. Additionally, all compact spaces shall be further identified by having the words "compact" or comparable wording legibly written on the pavement, wheel stop or on a clearly visible sign.
25. That 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. *It should be noted that certain changes may also require approvals from other departments.*
26. That the final plot plan, floor plan and elevations of the proposed development and all other appurtenant improvements, textures and color schemes shall be subject to the final approval of the Director of Planning.
27. That all existing landscaped areas shall be continually maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings.
28. That the Planning Department shall first review and approve all new sign proposals for the subject site. At minimum, 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.
29. That the Applicant shall not allow commercial vehicles, trucks and/or truck tractors to queue on Park Street, use said street as a staging area, or to backup onto the street from the subject property.
30. That the Applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 909.
31. That prior to issuance of building permits, the Applicant shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:
 - a. Covenants.
 1. Applicant shall provide a written covenant to the Planning Department that, except as may be revealed by the

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

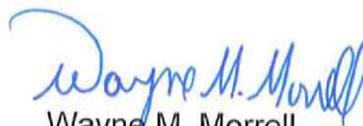
2. Applicant shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of Applicant's knowledge, it does not know or have reasonable cause to believe that it is in violation of any notification, remediation or other requirements of any federal, state or local agency having jurisdiction concerning the environmental conditions of the Property.
 - b. Applicant understands and agrees that it is the responsibility of the Applicant to investigate and remedy, pursuant to applicable federal, state and local law, any and all contamination on or under any land or structure affected by this approval and issuance of related building permits. The City, Commission, Planning Commission or their employees, by this approval and by issuing related building permits, in no way warrants that said land or structures are free from contamination or health hazards.
 - c. Applicant understands and agrees that any representations, actions or approvals by the City, Commission, Planning Commission or their employees do not indicate any representation that regulatory permits, approvals or requirements of any other federal, state or local agency have been obtained or satisfied by the Applicant and, therefore, the City, Commission, Planning Commission or their employees do not release or waive any obligations the Applicant may have to obtain all necessary regulatory permits and comply with all other federal, state or other local agency regulatory requirements. Applicant, not the City, Commission, Planning Commission or their employees will be responsible for any and all penalties, liabilities, response costs and

expenses arising from any failure of the Applicant to comply with such regulatory requirements.

32. That prior to occupancy, the Applicant, and/or his tenant(s), shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting Cecilia Martinez at (562) 868-0511, extension 7527, or through the City's web site (www.santafesprings.org).
33. That the Applicant, Van De Pol Enterprises, Inc., shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. Additionally, the conditions of approval contained herein, shall be made part of the construction drawings for the proposed development. *Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings.*
34. That the Applicant, Van De Pol Enterprises, Inc., shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact Cecilia Martinez, Business License Clerk, at (562) 868-0511, extension 7527 for additional information. A business license application can also be downloaded at www.santafesprings.org.
35. That Conditional Use Permit (CUP) Case No. 776 shall be subject to a compliance review in one (1) year, no later than October 17, 2017, to ensure the subject use is still operating in strict compliance with the conditions of approval as stated in the staff report.
36. That the Applicant, Van De Pol Enterprises, 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 all entitlements and approvals issued by the City in connection with the Project or relating to the environmental review and determination for the Project, 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.

37. That the Applicant agrees and understands 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.
38. 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.
39. That it is hereby declare to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse.



Wayne M. Morrell
Director of Planning

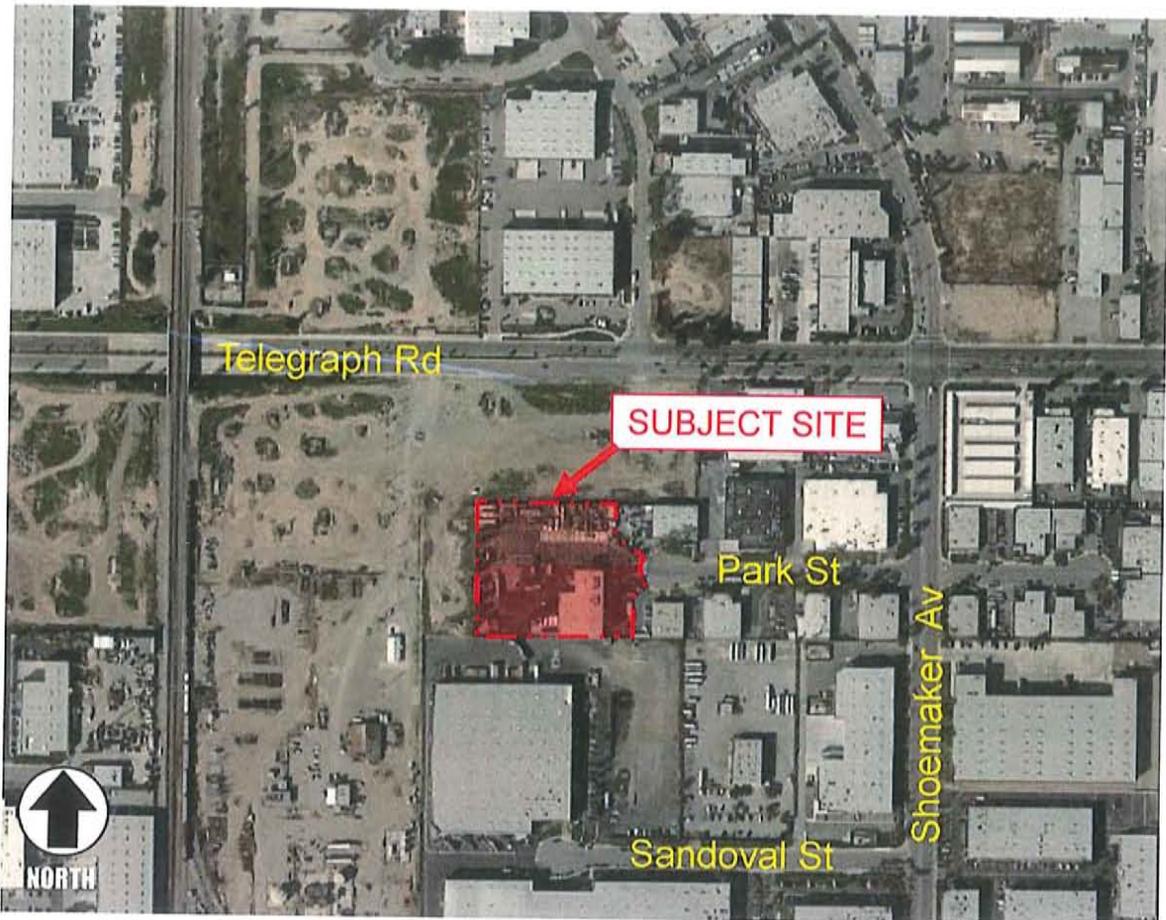
Attachments:

1. Aerial Photograph
2. Site Plan
3. Warehouse Floor Plan
4. Tank Section & Containment
5. Development Plan Approval Application
6. Conditional Use Permit Application
7. Radius Map for Public Hearing Notice
8. Public Hearing Notice

Aerial Photograph



CITY OF SANTA FE SPRINGS



AERIAL PHOTOGRAPH – 12904 Park Street

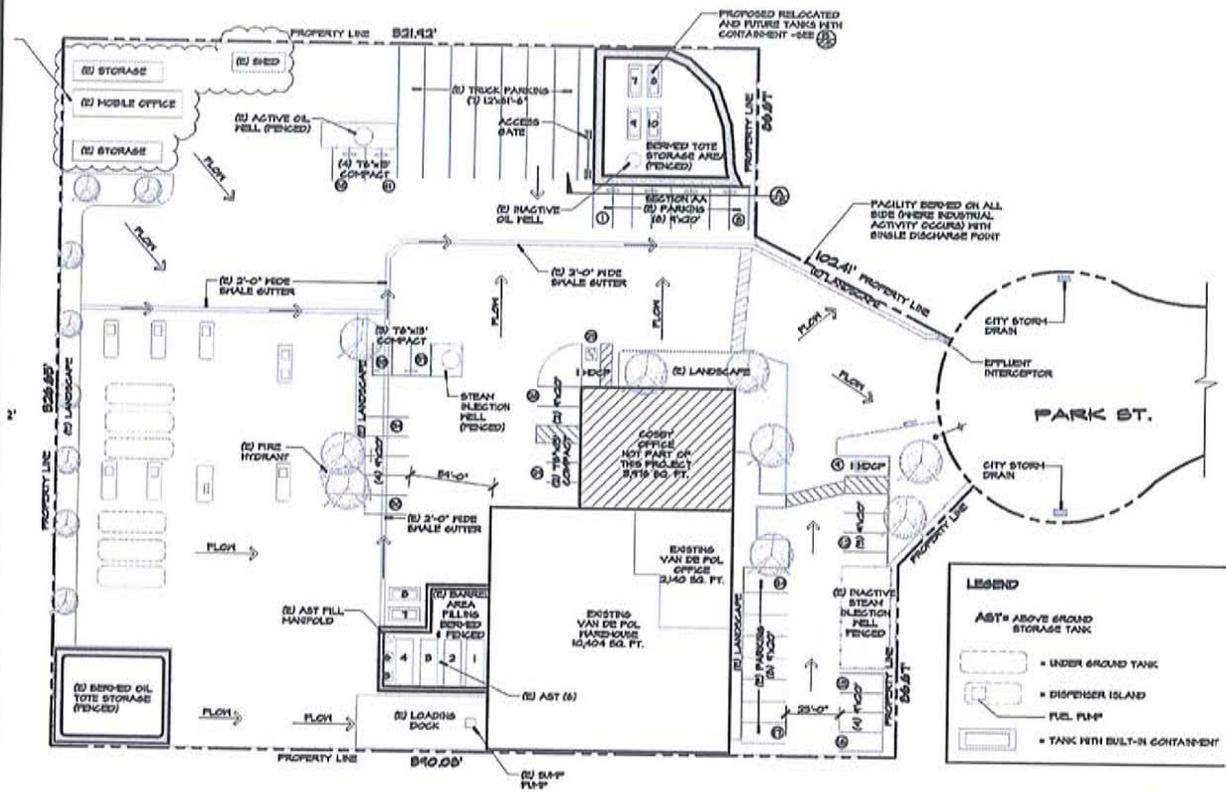
PROJECT

Development Plan Approval (DPA) Case No. 919; and
Conditional Use Permit (CUP) Case No. 776

APPLICANT

Van De Pol Enterprises, LLC

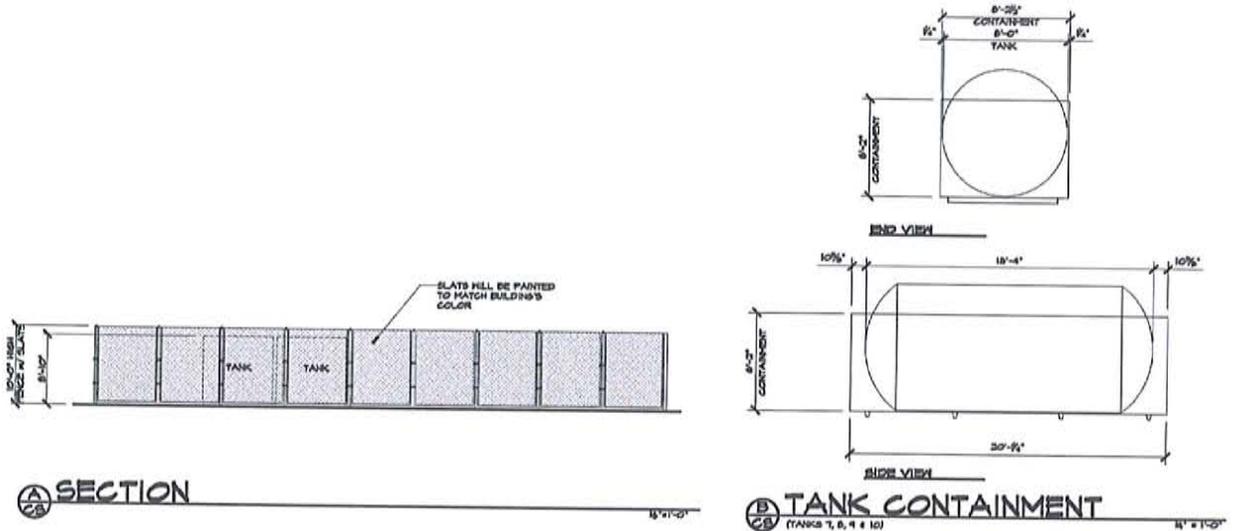
Site Plan



SITE PLAN



Tank Section and Containment



Development Plan Approval Application



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

The undersigned hereby petition for Development Plan Approval:

LOCATION OF PROPERTY INVOLVED:

Provide street address or Assessor's Parcel Map (APN) number(s) if no address is available. Additionally, provide distance from nearest street intersection:

12904 Park Street, Santa Fe Springs, CA 90670

The address is located on the court of Park Street and is approximately .1 mile from intersection of Park and Shoemaker

RECORD OWNER OF THE PROPERTY:

Name: Cosby Oil Company Phone No: 866-462-6729

Mailing Address: 12902 Park Street, Santa Fe Springs, CA 90670

Fax No: 562-906-5158 E-mail: larry-clanton@cosbyoil.com

THE APPLICATION IS BEING FILED BY:

- Record owner of the property
- Authorized agent of the owner (written authorization must be attached to application)

Status of Authorized Agent: Engineer/Architect: _____ Attorney: _____
 Purchaser: _____ Lessee:
 Other (describe): _____

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

We have purchased the lubricants division of Cosby Oil. We will continue to operate, store and deliver lubricants in the surrounding area.

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

Signed: Ronald M Van De Pol

RONALD M VAN DE POL
Signature
Print name

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

NOTE

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

Development Plan Approval Application (Cont.)

DPA Application
Page 2 of 2

PROPERTY OWNERS STATEMENT

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

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

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

CERTIFICATION

STATE OF CALIFORNIA)
 COUNTY OF LOS ANGELES) ss.

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

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

(soal)

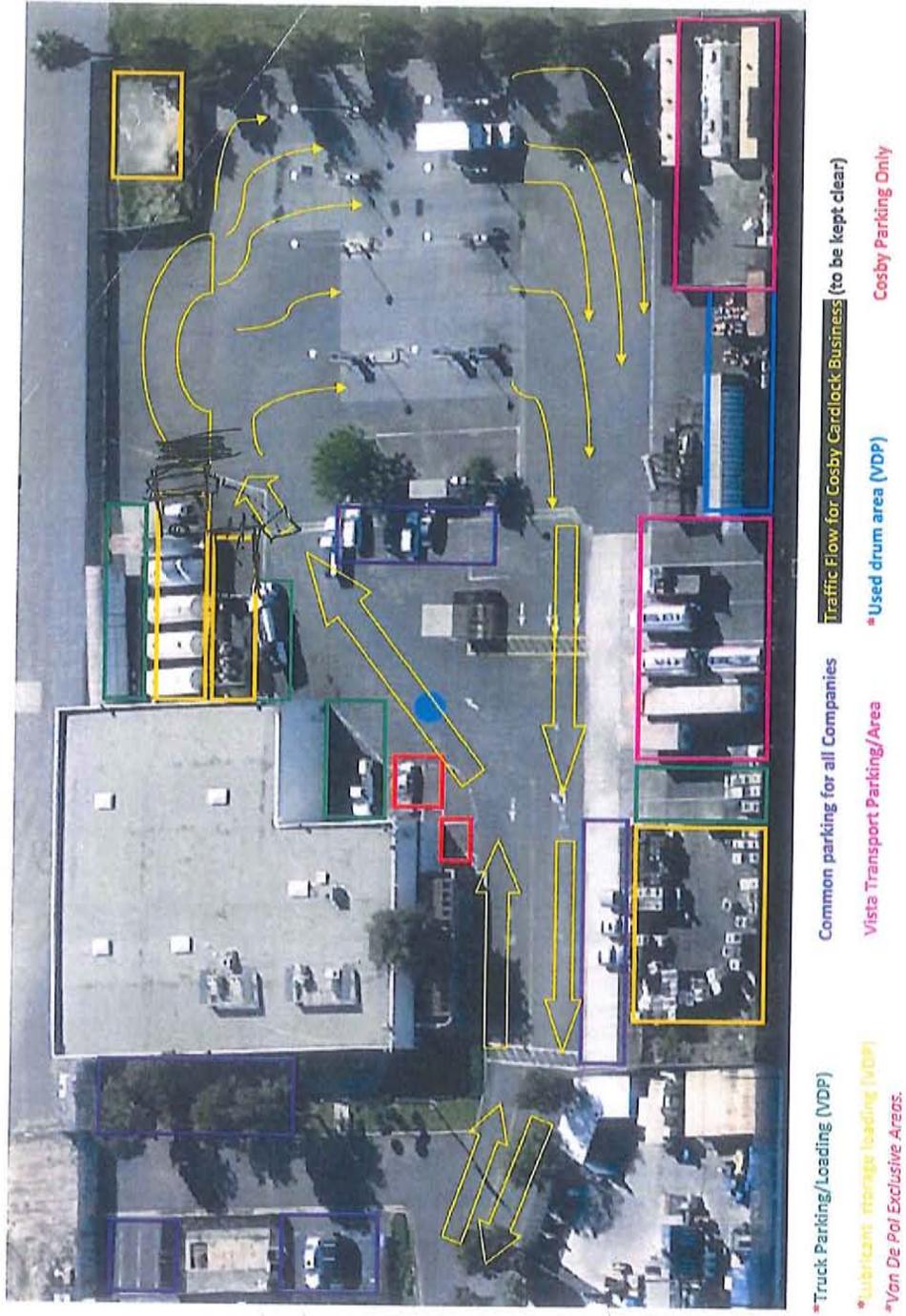
On _____ before me, _____,
 Personally appeared _____
 personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies),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

WITNESS my hand and official seal

 Notary Public

FOR DEPARTMENT USE ONLY	
CASE NO:	DPA No 919
DATE FILED:	5/23/16
FILING FEE:	\$ 2,253
RECEIPT NO:	_____
APPLICATION COMPLETE?	_____

Development Plan Approval Application (Cont.)



Development Plan Approval Application (Cont.)

City
of
Santa Fe Springs

DISTRIBUTION					
FUND	G/L	ACTIVITY	OBJECT	PROJECT	AMOUNT
110	257	4100	3000		42,257

Van De Pol Enterprises Inc.
(NAME)
PO Box 1107
(ADDRESS)
Starkville, GA 30201
(CITY AND STATE)
DPA No. 919 - 12904 Park Street
(DESCRIPTION)

RECEIPT

9-21-16 1003017 42257.00

Conditional Use Permit Application



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

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

12904 Park street

Give the correct legal description of the property involved (include only the portion to be utilized for the Conditional Use Permit. If description is lengthy, attach supplemental sheet if necessary)

Record Owner of the property: Cosby Oil Company
Name: Larry Clanton Phone No: 866-462-6729
Mailing Address: 12902 Park street, Santa Fe Springs Date of Purchase: _____
Fax No: (502) 906-5150 E-mail: larryclanton@cosbyoil.com
Is this application being filed by the Record Owner? No
(If filed by anyone other than the Record Owner, written authorization signed by the Owner must be attached to the application.)

Representative authorized by the Record Owner to file this application:
Name: Ron Van De Pol Phone No: (209) 944-9115
Mailing Address: Po Box 1107, Stockton, CA 95201
Fax No: _____ E-mail: _____
Describe any easements, covenants or deed restrictions controlling the use of the property: _____

The Conditional Use Permit is requested for the following use (Describe in detail the nature of the proposed use, the building and other improvements proposed):
Storage of lubricants in excess of 100,000 gallons
or more.

NOTE

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

Conditional Use Permit Application (Cont.)

CUP Application
Page 3 of 3

PROPERTY OWNERS STATEMENT

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

Name (please print): COSBY OIL COMPANY, INC
 Mailing Address: 12902 E PARK ST, LANTA FE SPRING, CA 90670
 Phone No: (562) 946-4404
 Fax No: (562) 944-3664 F-mail: Larry_Cleaton@cosbyoil.com
 Signature: [Signature] LARRY C. CLEATON - COSBY OIL COMPANY

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

CERTIFICATION

STATE OF CALIFORNIA)
 COUNTY OF LOS ANGELES) ss.

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

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

(seal)

On December 15, 2016 before me, Seung
 Personally appeared _____
 personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

 Notary Public

FOR DEPARTMENT USE ONLY	
CASE NO:	<u>CUP 776</u>
DATE FILED:	<u>5/23/16</u>
FILED FEE:	<u>46,046</u>
RECEIPT NO:	<u>1215290</u>
APPLICATION COMPLETE?	

Conditional Use Permit Application (Cont.)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

Notary Public Seal Line

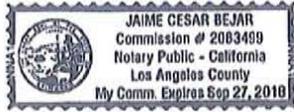
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)
On December 22, 2016 before me, Jaime Cesar Bejar, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Lenny Ciontran
Name(s) of Signer(s)

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

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Jaime Cesar Bejar
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Document Date:
Number of Pages: Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name: Signer's Name:
Corporate Officer - Title(s): Corporate Officer - Title(s):
Partner - Limited General Partner - Limited General
Individual Attorney in Fact Individual Attorney in Fact
Trustee Guardian or Conservator Trustee Guardian or Conservator
Other: Other:
Signer Is Representing: Signer Is Representing:

Conditional Use Permit Application (Cont.)

City of Santa Fe Springs

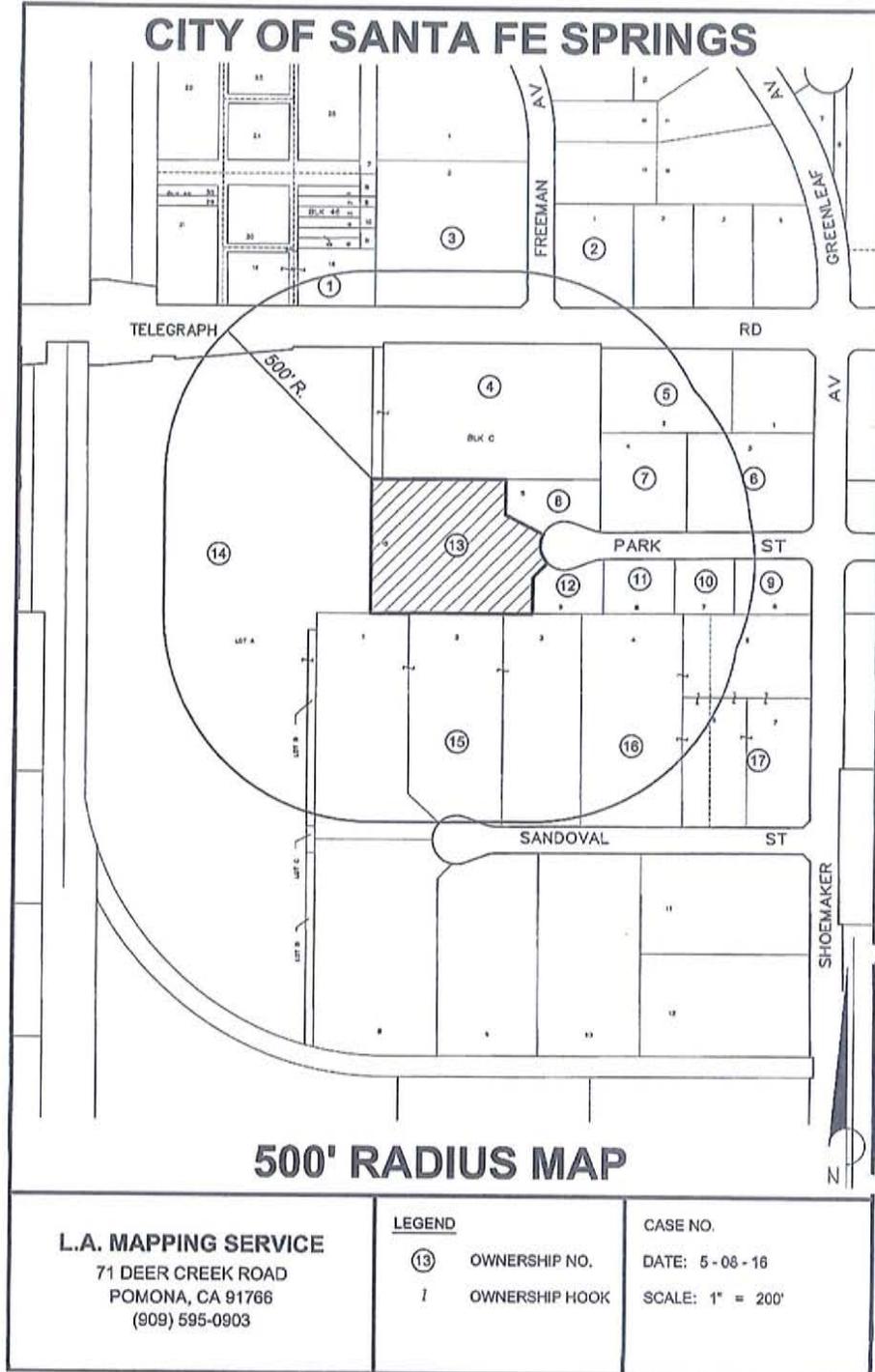
			DISTRIBUTION		
FUND	G/L	ACTIVITY	JECT	PROJECT	AMOUNT
110	277	4110	0000		1,211.23
110	277	4110	0000		1,211.23
110	277	4110	0000		1,211.23

Van De Hl Enterprises, Inc. (NAME)
 Po Box 1107 (ADDRESS)
 - Jackson, CA 95211 (CITY AND STATE)
 CUP 776 12924 Park Street (DESCRIPTION)

RECEIPT

03-10-13 12:57:48 AM \$6,000.00

Radius Map for Public Hearing Notice



Public Hearing Notice



City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670

FILE COPY

NOTICE OF PUBLIC HEARING)

CARRIER: IF ADDRESSEE HAS MOVED,
PLEASE LEAVE WITH CURRENT OCCUPANT

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

NOTICE IS HEREBY GIVEN that the Santa Fe Springs Planning Commission will conduct a public hearing at an adjourned meeting on Monday, October 17, 2016 at 6:00 p.m., in the Council Chambers of City Hall located at 11710 Telegraph Road, on the following matter:

Applicant: Van De Pol Enterprises, LLC
Property located at: 12904 Park Street (APN: 8011-017-025)

Development Plan Approval Case No. 919: A request for approval to allow the construction of two new 6,750-gallon metal storage tanks and the relocation of two existing 6,750-gallon metal storage tanks, measuring approximately 8'-10" in height by 22' in length; and

Conditional Use Permit Case No. 776: A request for approval to allow the storage of lubricants in excess of 100,000-gallons or more within the M-2, Heavy Manufacturing, Zone.

CEQA Status: Upon review an analysis of the project, along with consultation of an outside environmental firm, staff finds the project is categorically exempt and qualifies for a General Rule Exemption (refer to CEQA Guidelines §15061 (b)(3)), a Class 1 Existing Facilities Exemption (refer to CEQA Guidelines §15301), a Class 3 New Construction or Conversion of Small Structures Exemption (refer to CEQA Guidelines §15303), and a Class 11 (refer to CEQA Guidelines §15311); Additionally, the Project is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5.

All interested persons are invited to attend the above Public Hearing. If you challenge the above proposed item and related actions in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the City of Santa Fe Springs Planning Department or prior to the Public Hearing. Any person interested in this matter may contact Cuong Nguyen at 562-869-0511, Ext. 7352 or cuongnguyen@santafesprings.org



CONSENT ITEM

Development Plan Approval Case No. 866-1

A request for a time extension to allow the completion of various improvements including the addition of three (3) new truck wells for dock-high truck access and a seismic upgrade to both buildings located on the subject property at 10810 and 10900 Painter Avenue (APNs: 8011-012-076 & 8011-012-079), in the M-2, Heavy Manufacturing Zone. (Overton Moore Properties).

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Find and determine that granting a one (1) year time extension of Development Plan Approval Case No. 866-1, will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Regulations and consistent with the goals, policies and program of the City's General Plan.
2. Approve a one (1) year time extension of Development Plan Approval Case No. 866, until October 17, 2017, subject to the conditions of approval as contained within this staff report.

BACKGROUND

The subject property is approximately 8.9-acres and is located approximately 225 feet south of Florence Avenue and approximately 450 feet north of Lakeland Road. The property is currently developed with two concrete tilt-up industrial buildings. One building measuring approximately 110,791 sq. ft. (10810 Painter Avenue) and a second building that measures approximately 103,823 sq. ft. (10900 Painter Avenue). Both parcels are zoned M-2, Heavy Manufacturing, and also located within the Consolidated Redevelopment Project Area.

In November of 2010, the Planning Commission originally approved Development Plan Approval (DPA) Case No. 866 to allow various improvements to two (2) existing buildings located at 10810 Painter Avenue and 10900 Painter Avenue. Said improvements had included the demolition of approximately 13,490 sq. ft. of office space, an upgrade of the front façade to both buildings, an upgrade of the landscaping along both street frontages, a re-configuration of the existing floor plan for both buildings to create a total of six (6) separate units, an addition of three (3) new truck wells for dock-high truck access, a seismic upgrade to both buildings, and just completing some deferred maintenance on the two subject buildings.

At the same meeting, the Planning Commission also approved Modification Permit Case No. 1216 to reserve and not provide a portion of the required off-street parking spaces (134 spaces) and instead utilize the reserve parking area for additional truck loading and maneuvering area, to allow non-conforming loading doors to remain within the required 75' setback and to allow relief from the 3' deep x 10' wide recessed office entry area required for multi-tenant buildings; and Lot Line Adjustment Case No. 2010-01 to allow the adjustment of the property line which separated the two northerly parcels to align with the proposed parking layout.

The previous owner/applicant, Overton Moore Properties, has completed a large majority of the items identified as part of DPA Case No. 866. However, the three (3) new truck wells for dock high truck access and seismic upgrades were never completed. The subject property has now been sold and the new owners would now like to complete the remaining work.

DESCRIPTION OF REQUEST

Although, the original development plan approval was utilized within the prescribed 12-month time period, the entire scope of work was not fully completed. The City's Zoning Regulations, however, states that the abandonment or nonuse of a development plan approval shall terminate said development plan approval. An extension of time, however, may be granted by Commission or Council action. The applicant is, therefore, requesting approval of a time extension to allow additional time to complete the remaining work. It should be noted that there will be no alterations to the originally approved plans.

Given that the applicant is simply asking to complete work that was identified in the original approval, and that no alterations to the original plans are being made, staff continues to support the project. Staff finds the addition of dock high doors and the seismic upgrades will help extend the building's lifespan as well as make them more marketable. Staff is therefore recommending that a one (1) year time extension be granted, until October 17, 2017, to allow the applicant additional time to obtain proper permits and thereafter construct the three (3) new truck wells for dock-high access and also provide seismic upgrades to both buildings located on the subject property, subject to the conditions of approval as contained within this staff report.

CONDITIONS OF APPROVAL:

ENGINEERING / PUBLIC WORKS DEPARTMENT: **(Contact: Robert Garcia 562-868-0511 x7545)**

1. That Laurel Avenue shall be posted "No Stopping Any Time." That Painter Avenue shall be posted "No Stopping Any Time" from the southerly property line to approximately 410 feet north. The City will install the offsite signs and

the owner shall pay the actual cost of sign(s) installation. The Director of Public Works may review any request to modify the on-street parking and has the authority to approve or reject such requests. All decisions by the Director of Public Works are final.

2. That a grading plan shall be submitted for drainage approval to the City Engineer. The owner shall pay drainage review fees in conjunction with this submittal. A professional civil engineer registered in the State of California shall prepare the grading plan.
3. That a hydrology study shall be submitted to the City if requested by the City Engineer. The study shall be prepared by a Professional Civil Engineer.

FIRE-RESCUE DEPARTMENT (FIRE PREVENTION DIVISION):
(Contact: Brian Reparuk 562.868-0511 x3716)

4. To prevent the travel of combustible methane gas into any structure, all slab or foundation penetrations, including plumbing, communication and electrical penetrations, must be sealed with an appropriate material. In addition, underground electrical conduits penetrating the slab or foundation of the structure, shall comply with the National Electrical Code (NEC), replete with a seal-off device normally required for classified electrical installations, so as to prevent the travel of combustible methane gas into the structure through conduit runs.
5. That interior gates or fences are not permitted across required Fire Department access roadways unless otherwise granted prior approval by the City Fire Department.
6. 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.
7. That prior to submitting plans to the Building Department, a preliminary site plan shall be approved by the Fire Department for required access roadways and on-site fire hydrant locations. The site plan shall be drawn at a scale between 20 to 40 feet per inch. Include on plan all entrance gates that will be installed.

8. All entry gates shall also be equipped with Knox boxes or Knox key switches for power-activated gates.
9. That signs and markings required by the Fire Department shall be installed along the required Fire Department access roadways.

FIRE-RESCUE DEPARTMENT (ENVIRONMENTAL DIVISION):

(Contact: Tom Hall 562.868-0511 x3715)

10. That prior to issuance of building permits, the owner/developer shall comply with the applicable conditions below and **obtain notification in writing** from the Santa Fe Springs Department of Fire-Rescue (SFSDFR) that all applicable conditions have been met:
 - a. At a minimum, the owner/developer must conduct a Phase I Environmental Site Assessment. The owner/developer shall provide the Santa Fe Springs Department of Fire-Rescue Environmental Protection Division (EPD) with a copy of the Phase I investigation report for review and approval. If the Phase I investigation identifies a release, or potential release at the site, the owner/developer must comply with part b.
 - b. An environmental site assessment may be required based on the information presented in the AAI investigation report. The environmental site assessment report must be reviewed and approved by the EPD in writing. Should the report indicate that contaminate levels exceed the City's remediation standards or other regulatory agency guidelines, remedial action will be required. A remedial action workplan must be approved by the EPD and/or another authorized oversight agency before implementation. Once remedial action is complete, a final remedial action report must be submitted and approved by the oversight agency.

POLICE SERVICES DEPARTMENT:

(Contact: Margarita Munoz 562.868.0511 x3319 or Luis Collazo 562.868.0511 x3320)

11. 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.

12. That the applicant shall provide an emergency phone number and a contact person to the Department of Police Services and the Fire Department. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services and the Fire Chief no later than 60 days from the date of approval by the Planning Commission. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day.
13. 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 vehicles and indicate that 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.

WASTE MANAGEMENT:

(Contact: Teresa Cavallo 562.868.0511 x7309)

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.
15. That all projects over \$50,000 are subject to the requirements of Ordinance No. 914 to reuse or recycle 75% of the project waste. Contact the Recycling Coordinator, Anita Jimenez at (562) 868-0511 x7361.

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Cuong Nguyen 562.868-0511 x7359)

16. That if Tharco Container Company is retained as a tenant when their existing lease expires on March 31, 2013, and the two existing loading doors along the west end of Unit A continues to be utilized, the applicant shall provide the Planning and Development department with an updated site plan to show that the parking spaces currently depicted as being directly in front of the loading doors have been replaced elsewhere on the site. If the spaces cannot be equally replaced on-site, the applicant would need to obtain approval for an amendment to Modification Permit Case No. 1216.

17. That the proposed improvements shall be constructed of quality material. Such materials shall be restored to its original condition (or otherwise replaced) when and if the material becomes deteriorated, warped, discolored or rusted.
18. That the owner shall re-stripe the parking spaces or other traffic-related striping (within 60 days upon receipt of written notice) when it has been determined by the Director of Planning and Development (or designee) that the striping is faded and are no longer effective.
19. That the applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054.
20. That prior to submitting plans to the Building Division for plan check, the owner/developer shall submit Mechanical plans that include a roof plan that shows the location of all new roof mounted equipment. All roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet and/or is visible from adjacent property or public street at ground level shall be screened by an enclosure which is consistent with the architecture of the building and approved by the Director of Planning and Development or designee.
 - a. To illustrate the visibility of equipment and/or duct work, the following shall be submitted along with the Mechanical Plans:
 - i. A roof plan showing the location of all roof-mounted equipment;
 - ii. Elevations of all proposed mechanical equipment; and
 - iii. A line-of-sight drawing or a building cross-section drawing which shows the roof-mounted equipment and its relation to the roof and parapet lines.

NOTE: line-of sight drawing and/or building cross section must be scaled.

21. That the owner shall submit for approval a detailed landscape and automatic irrigation plan for all proposed landscape improvements. Said landscape plan shall be consistent with AB 1881 (Model Efficient Landscape Ordinance). At minimum, the plans shall indicate the location and type of all plant materials, existing and proposed, to be used and shall include 2 to 3 foot high berms (as measured from the parking lot grade elevation), shrubs designed to fully screen the interior yard and parking areas from public view and 24" box trees along the street frontage as required by the City's Landscape Guidelines.

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 landscaped areas.
23. That upon completion of the new landscaping and landscape upgrade, the required landscaped areas shall be continually maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings.
24. That no portion of the required access driveways, off-street parking and loading areas, shall be used for outdoor storage, manufacturing, repackaging, assembly or similar uses at any time, unless approved by the Director of Planning and Development.
25. That all loading and unloading shall occur within the designated loading areas. No parking of vehicles shall be allowed in front of the overhead loading doors. Further, parking of trucks, cars or any other type of vehicles shall not compromise the designated fire lanes. Should the width of fire lane continue to be compromised, the owner shall (within 60 days upon receipt of notice from the Planning Department) frame-in the door. This process requires plans to be submitted for approval to the Building Division and Planning Department.
26. That all new fences, walls, gates and similar improvements for the proposed development shall be subject to the prior approval of the Fire Department and the Department of Planning and Development.
27. That the owner shall not allow commercial vehicles, trucks and/or truck tractors to queue on Painter Avenue and Laurel Avenue, use street(s) as a staging area, or to backup onto the street from the subject property.
28. That a sufficient number of approved outdoor trash enclosures shall be provided for the development subject to the approval of the Director of Planning and Development or designee. The calculation to determine the required storage area is: 1% of the first 20,000 sq. ft. of floor area + ½% of floor area exceeding 20,000 sq ft, but not less than 4 ½ feet in width nor than 6 feet in height.

29. That if a double-check detector assembly is necessary for the project, it shall be screened by shrubs or other materials. All shrubs shall be planted a minimum distance of two (2) feet surrounding the detector assembly; however, the area in front of the OS and Y valves shall not be screened. The screening shall also only be applicable to the double-check detector assembly and shall not include the fire department connector (FDC). Notwithstanding, the Fire Marshall shall have discretionary authority to require the FDC to be located a minimum distance from the double-check detector assembly.
30. That approved suite numbers/letters or address numbers shall be placed on the proposed building in such a position as to be plainly visible and legible from the street fronting the property. Said numbers shall contrast with their background. The size recommendation shall be 12" minimum.
31. That the owner/developer shall require and verify that all new tenant(s) obtain a valid business license (AKA Business Operation Tax Certificate) and submit a Statement of Intended Use prior to occupancy of the property/building. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting Cecilia Pasos at (562) 868-0511, extension 7527, or through the City's web site (www.santafesprings.org).
32. That the owner/developer shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. Additionally, the conditions of approval contained herein, shall be made part of the construction drawings for the proposed architectural improvements. ***Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings.***
33. That the owner/developer shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact Cecilia Pasos, Business License Clerk, at (562) 868-0511, extension 7527 for additional information. A business license application can also be downloaded at www.santafesprings.org.

34. That the development shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the owner/developer and on file with the case.
35. That any changes to the proposed color scheme shall be subject to approval by the Director of Planning and Development or designee.
36. 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.
37. That Development Plan Approval Case No. 866 shall not be valid until Modification Permit Case No. 1216 is approved or the applicant modifies the project to ensure that all code deficiencies included as part of the Modification Permit are met.
38. That Development Plan Approval Case No. 866 shall not be valid until Lot Line Adjustment Case No. 2010-01 is approved.
39. That Development Plan Approval Case No. 866 shall not be valid until approved by the Community Development Commission and shall be subject to any other conditions the Community Development Commission may deem to impose.
40. That Development Plan Approval Case No. 866 shall not be effective for any purpose until the applicant has filed with the City of Santa Fe Springs an affidavit stating he/she is aware of and accepts all of the required conditions of approval.
41. That the applicant, Overton Moore Properties, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning Development Plan Approval Case No. 866, when action is brought within the time period provided for in the City's Zoning Ordinance, Section 155.865. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the owner/developer of such claim, action or proceeding, and shall cooperate fully in the defense thereof.

42. That it is hereby declare to be the intent that if any provision of this Development Plan Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this approval shall be void and the privileges granted hereunder shall lapse.


Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Site Plan
3. Existing Photos
4. Letter requesting consideration of time extension

Aerial Photograph



CITY OF SANTA FE SPRINGS



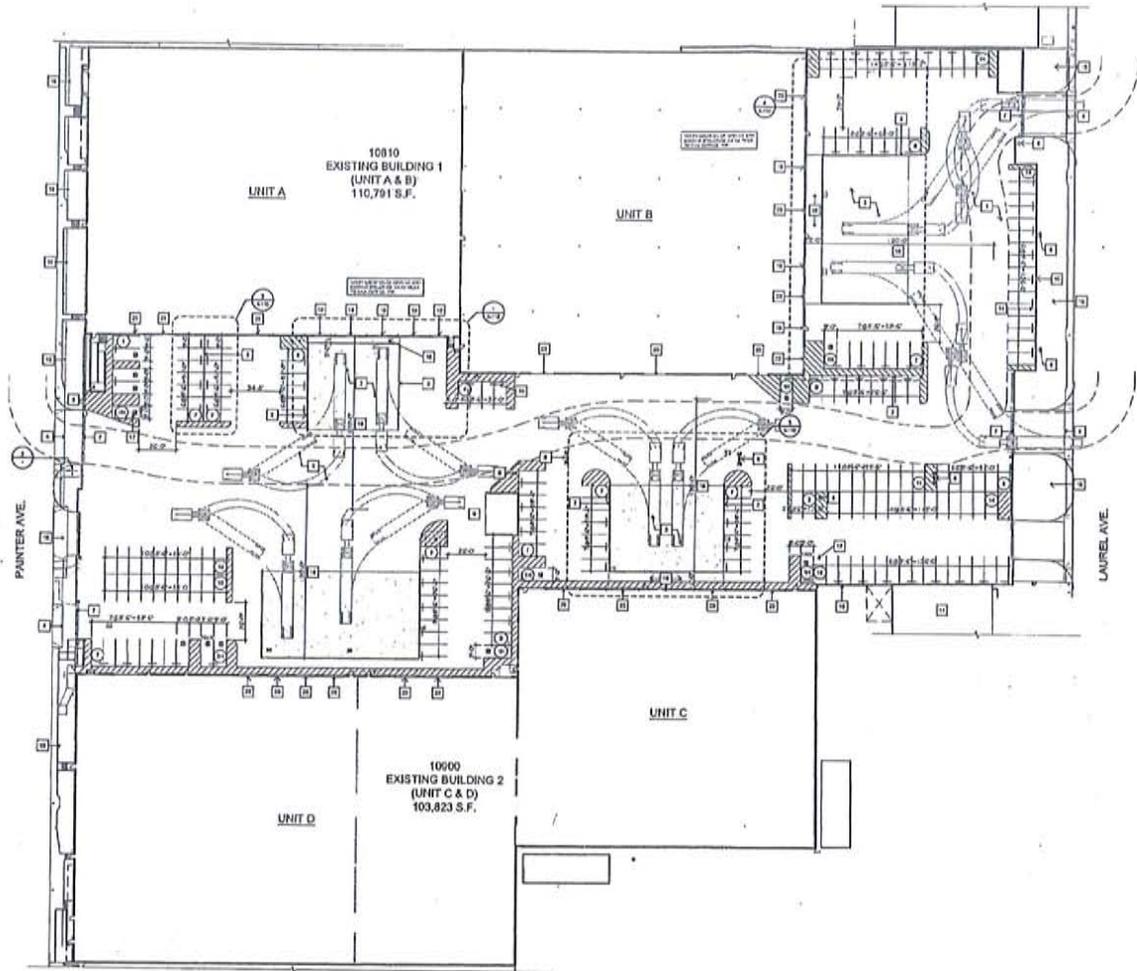
AERIAL PHOTOGRAPH

DEVELOPMENT PLAN APPROVAL CASE NO. 866-1



10810 and 10900 Painter Avenue
(APNs: 8011-012-076 & 8011-012-079)

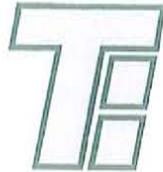
Site Plan



Existing Photos



Letter Requesting Consideration of Time Extension



Thienes Engineering, Inc.
CIVIL ENGINEERING • LAND SURVEYING

August 26, 2016

Cuong Nguyen
Senior Planner
City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670

Subject: Request to extend approval of DPA No. 866 / Modification No. 1216 (10810-10900 Painter Avenue)

Mr. Nguyen,

We, Thienes Engineering, Inc, as Engineer of Record would like to formally request the City of Santa Fe Springs to process an extension to DPA No. 866 / Modification No. 1216. The request for extension is necessary to complete work previously approved and permitted, however only portions of the work were completed at time of permit. The new owner of said property would like to obtain any and all necessary approvals/permits to complete the work that was previously approved.

Should you have any questions or require additional items in order to process the requested extension of approvals, please do not hesitate to contact our office.

Sincerely,

Sarah Bova
Project Planner
Thienes Engineering, Inc.

08-30-16 10L0842 CHECK 563.00

14349 Firestone Blvd. • La Mirada, CA 90638 • Tel: (714) 521-4811 • Fax: (714) 521-4173



City of Santa Fe Springs

Adjourned Planning Commission Meeting

October 17, 2016

CONSENT ITEM

Conditional Use Permit Case No. 767-1

A compliance review of an existing recycling facility involving electronics (e-waste) within an approximately 10,000 sq. ft. industrial building located at 9940 Bell Ranch Road, within the M-2, Heavy Manufacturing, Zone and within the Consolidated Redevelopment Project Area. (Tycoon Materials, Inc.)

RECOMMENDATIONS

That the Planning Commission take the following actions:

1. Find that the continued operation and maintenance of recycling facility involving electronics, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Regulations and consistent with the goals, policies, and programs of the City's General Plan.
2. Require that Conditional Use Permit Case No. 767, be subject to a compliance review in five (5) years, on or before, October 17, 2021, to ensure that the recycling facility involving electronics (e-waste) is still operating in strict compliance with the conditions of approval as contained within this staff report.

BACKGROUND

The subject property is located at 9940 Bell Ranch Road (APN: 8005-023-019), in the M-2 (Heavy Manufacturing) zoning district within the Consolidated Redevelopment Project Area. The property is part of an approximately 10.92-acre industrial park also known as the Bell Ranch Business Park. There are a total of 11 buildings that make up the business park. The subject building is located along the rear of the business park.

On October 12 2015, the Planning Commission approved Conditional Use Permit (CUP) Case No. 767, to allow the establishment, operation, and maintenance of a recycling facility involving electronics at 9940 Bell Ranch Road. The CUP was approved for a one (1) year time period, until October 12, 2016. This is the first compliance review since the original CUP approval.

ZONING CODE REQUIREMENT

In accordance with Section 155.153 (K) of the City's Zoning Regulations, a Conditional Use Permit (CUP) is required for the establishment an industrial waste salvage, recycling, storage, and processing use within the M-2 (Heavy Manufacturing) Zone.

City of Santa Fe Springs – Zoning Regulations
Section 155.243 – CONDITIONAL USES (K)

The following uses shall be permitted in the M-2 Zone only after a valid conditional use permit has first been issued:

(C) Salvation, reclamation, recycling, wrecking, storage and disposal activities of the following kinds:

(5) Industrial waste material salvage, recycling, storage and processing including metal, rags, clothing, wood, wood residues, sawdust wood chips, rubber, oil, glass

STAFF CONSIDERATIONS

As standard practice for all CUP compliance reviews, an inspection of the subject property was conducted by City staff on September 21, 2016 to ensure continued compliance with the conditions of approval prior to the bringing the matter back to the Planning Commission. Said inspection revealed that the business was operating in full compliance with all conditions of approval.

With the business in full compliance with the existing conditions of approval, staff finds that if the recycling facility involving electronics continues to operate in strict compliance with the required conditions of approval, the use will continue to be compatible with the surrounding developments and will not pose a nuisance risk to the public or environment. Staff is, therefore, recommending that CUP 767 be subject to a compliance review in five (5) years, on or before, October 17, 2021, to ensure the use is still operating in compliance with the conditions of approval as contained in this staff report.

CONDITIONS OF APPROVAL

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

POLICE SERVICES DEPARTMENT:

(Contact: Margarita Munoz 562.868-0511 x3319)

1. ~~That the applicant shall obtain a Recyclable Materials Dealer Permit through the Police Services Center within thirty days from the City Council approval. The Applicant shall submit an application to the Department of Police Services for a Recyclable Materials Dealers Permit. Applicant shall renew said permit on an annual basis through the Police Services Center. Please contact Margarita Munoz, Management Assistant, at (562) 409-1850 for said application.~~
(condition has been satisfied)

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)**(Contact: Brian Reparuk 562.868-0511 x3701)**

2. Maximum storage height for plastic material shall be limited to 5 feet. **(condition is ongoing)**

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

3. 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. **(condition is ongoing)**
4. That the applicant shall maintain a valid certification as an electronic waste recycler with the California Department of Toxic Substances Control. **(condition is ongoing)**
5. That the applicant shall manage all hazardous wastes removed from discarded appliances in accordance with California Health & Safety Code, Division 20, Chapter 6.5, Article 10.1. **(condition is ongoing)**

WASTE MANAGEMENT:**(Contact: Teresa Cavallo 562.868.0511 x7309)**

6. ~~That the applicant shall, upon approval of the Santa Fe Springs City Council, obtain a Recyclable Materials Dealer Permit through the Police Services Center. Permit shall be valid for a period of one year. Applicant shall renew said permit on an annual basis through the Police Services Center. Please contact Margarita Munoz, Management Assistant, at (562) 409-1850 for said application.~~ **(condition has been met)**
7. That the applicant shall not knowingly transport loads containing more than 10% residue. **(condition is ongoing)**
8. 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. **(condition is ongoing)**

9. 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 #8. **(condition is ongoing)**

PLANNING AND DEVELOPMENT DEPARTMENT:
(Contact: Cuong Nguyen 562.868-0511 x7159)

10. That this approval shall allow the applicant, Tycoon Materials, Inc., to establish, operate, and maintain a recycling facility involving electronics (e-waste) within an existing approximately 10,000 sq. ft. industrial building located at 9940 Bell Ranch Road. **(Modified – condition is ongoing)**
11. That subject recycling facility operations shall be limited to the following hours of operation: Monday through Friday from 7:00am and 6:00pm. Saturday and Sunday – Closed. **(condition is ongoing)**
12. That all recycling activities, except the transferring of materials into the building, shall occur inside the building. No materials, scrap, or pallets shall be located or otherwise stored outside the building. **(condition is ongoing)**
13. That the applicant shall ensure the trash bins and cardboard enclosure are stored inside their designated enclosure and that the door to the enclosure remains closed and locked at all times. **(condition is ongoing)**
14. That the subject property and areas immediately adjacent to the property be permanently maintained free of trash, junk, debris, etc. and in an otherwise neat and attractive manner. **(condition is ongoing)**
15. That the facility shall be maintained so as to prevent or control on-site populations of vectors using techniques appropriate for protection or human health and the environment and prevent the facility from being a vector breeding area. **(condition is ongoing)**
16. That the subject recycling operations shall operate within the noise limitations established within Section 155.424 of the City's Zoning Regulations. **(condition is ongoing)**

17. That the subject recycling operations shall comply with Section 155.420 of the City's Zoning Regulations regarding the generation objectionable odors. If there is a violation of this aforementioned Section, the applicant shall immediately take any necessary measures to ensure the objectionable odors are eliminated in a timely manner. **(condition is ongoing)**
18. No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Director of Planning, Director of Police Services, and Fire Marshall. **(condition is ongoing)**
19. That all vehicles associated with the business shall be parked on the subject site at all times. Off-site parking is not permitted and would result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles associated with the property shall not obstruct or impede any traffic. **(condition is ongoing)**
20. That the applicant shall not allow commercial vehicles, trucks, and/or truck tractors to queue on Bell Ranch Rd, use said streets as staging, or to back up onto the street from the subject property. **(condition is ongoing)**
21. That the site shall otherwise be substantially in accordance with the site plan and floor plan submitted by the applicant and on file with the case. **(condition is ongoing)**
22. That the Department of Planning and Development shall first review and approve all sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 24" x 36" maximum-size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City. **(condition is ongoing)**
23. That the applicant shall not accept materials from the general public, individuals or peddlers. **(condition is ongoing)**
24. That ~~prior to occupancy of the building, the applicant shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting Cecilia Martinez at (562) 868-0511, extension 7527, or through the City's web site (www.santafesprings.org).~~ **(condition has been met)**

25. That the applicant shall understand, and accept, that this Permit is solely for a land use entitlement to operate and maintain a recycling facility. The granting of this Permit does not circumvent any Federal, State or regulatory local laws as they apply to the recycling activities. **(condition is ongoing)**
26. 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. **(condition is ongoing)**
27. That Conditional Use Permit Case No. 767 shall be subject to a compliance review in ~~one five (4)~~ (5) years, by ~~October 12, 2016~~ October 17, 2021. Approximately three (3) months before ~~October 12, 2016~~ October 17, 2021 the applicant/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 - condition is ongoing)**
28. That the applicant, Tycoon Materials, 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 Conditional Use Permit (CUP Case No. 767), 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. **(condition is ongoing)**
29. 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. **(condition is ongoing)**

30. That it is hereby declare to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse. **(condition is ongoing)**


Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. CUP Compliance Review Request/ Receipt

Aerial Photograph



City of Santa Fe Springs



NORTH

AERIAL PHOTOGRAPH

CONDITIONAL USE PERMIT NO. 767

9940 Bell Ranch Drive

(Applicant: Tycoon Materials)

Compliance Review Request Letter & Receipt

Tycoon Materials, Inc.

9940 Bell Ranch Dr • Santa Fe Springs, CA 90670
 Phone: 562-944-0598 • E-Mail: James@tycoonmaterialsinc.com

Date: 08/30/2016

City of Santa Fe Springs
 11710 Telegraph Rd.
 Santa Fe Springs, CA 90670

Re: Review Request for Compliance of CUP Case No. 767

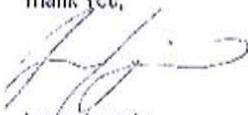
To: Department of Planning and Development

Tycoon Materials, Inc. is requesting a review for compliance of CUP Case No 767. As of today the company's activities remain the same with no changes or alterations. Our daily activities consist of electronics disassembly, refurbishing, buying, and selling.

Our process consists of warehousing and storage of obsolete electronics with some disassembly. Our outputs are items such as plastics, metals, and circuit boards that we package and ship out. Our operations are performed by hand only with the use of hand tools. Machines we currently own are 1 forklift and 1 baler. We currently have 15 employees. Our hours of operation are Mon- Fri 8am-5pm.

Tycoon Materials does not collect or process hazardous waste, toxic waste, and solid waste. We practice minimal waste accumulation and follow a zero waste initiative.

Thank You,



James Ignacio
 General Manager
 888-333-8086

City	FUND	6/L	ACTIVITY	OBJECT	DISTRIBUTION	
					PROJECT	AMOUNT
of Santa Fe Springs	10	311	410	5100		2,512,000

NAME: Tycoon Wholesale
 ADDRESS: 9940 Bell Ranch Dr
 (CITY AND STATE):
 (CITY AND STATE):
 (CITY AND STATE):
 (CITY AND STATE):

RECEIPT