



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

May 13, 2013

Christopher R. Salomon
Sanitation Districts of Los Angeles County
1955 Workman Mill Rd
Whittier, CA 90601

**REGARDING: PROJECT NO. 92251-(4)
CONDITIONAL USE PERMIT NO. 92251 (CONDITION MODIFICATION)
2808 SOUTH WORKMAN MILL ROAD, WHITTIER**

The Regional Planning Commission, by its action of **May 13, 2013**, has **APPROVED** the requested modification to Condition No. 8 of Conditional Use Permit No. 92251. Enclosed are the Commission's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the required documents are submitted to the Regional Planning Department (see enclosed Affidavit of Acceptance Instructions). **Please note that the condition modification may not be used until November 1, 2013.**

The notarized Affidavit of Acceptance must be submitted to the planner assigned to your case. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

For questions or for additional information, please contact Maral Tashjian of the Zoning Permits East Section at (213) 974-6435, or by email at mtashjian@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,
DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner



Maria Masis, Supervising Regional Planner
Zoning Permits East Section

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion)

c: Board of Supervisors; DPW (Building and Safety); Zoning Enforcement

MM:MT

**FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION COUNTY
OF LOS ANGELES
PROJECT NO. 92251-(4)
CONDITIONAL USE PERMIT NO. 92251**

1. **ENTITLEMENT REQUESTED.** The applicant, Sanitation District No. 2 of Los Angeles County, is requesting a modification to a conditional use permit pursuant to Section 22.56.1600 et seq. (Conditional Use Permits—Modifications or Elimination of Conditions) of Title 22 of the Los Angeles County (“County”) Zoning Code (“Zoning Code”).

2. **HEARING DATE.** May 13, 2013

3. **PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION.**
A duly noticed public hearing was held on May 13, 2013 before the Regional Planning Commission (“Commission”). At the public’s request, the hearing was held in the community at the Sanitation Districts’ headquarters located at 1955 Workman Mill Road, Whittier.

Commissioners Valadez, Louie, Helsley, Pedersen, and Modugno were present. Staff presented the project and clarified that the modified condition would not be effective or available for use by the applicant until after the closure of the Puente Hills Landfill on October 31, 2013, and recommended that the conditions of approval be modified to reflect this.

The applicant’s representatives, Ray Tremblay, Chuck Boehmke, and Frank Caponi presented testimony in favor of the request and answered questions presented by the Commission. In addition to the applicant’s three representatives, four (4) members of the public testified in favor of the project. Twenty four (24) members of the public testified in opposition of the project, followed by the applicant’s rebuttal.

Discussion followed in which Commissioners Valadez and Helsley expressed concerns for the community and voted against the request. Commissioners Louie, Pedersen, and Modugno voted in favor of the request.

There being no further testimony, the Commission closed the public hearing and granted the applicant’s appeal with the clarification in the conditions of approval that the condition modification be used no earlier than November 1, 2013 by the applicant.

4. **PROJECT DESCRIPTION.** The applicant, Sanitation District No. 2 of Los Angeles County, the operator of the Puente Hills Materials Recovery Facility (“MRF”), is requesting a modification to Condition No. 8 of Conditional Use Permit No. 92251. The current CUP permits the MRF to process waste 24 hours a day, six days a week (the facility is closed on Sundays.) It permits the MRF to receive up to 24,000 tons of waste a week, at a maximum of 4,400 tons per day (maximum weekly average of 4,000 tons per day). The CUP currently restricts inbound and outbound

shipments of commodities, residuals and waste to the MRF and employee arrival and departure during peak traffic hours, which are 6 a.m. to 9:00 a.m. and 4:00 p.m. to 7:00 p.m. The applicant's request would eliminate this restriction and allow these shipment and employee trips to occur 24 hours a day, instead of the current 18 hours per day. No other changes to the facility, its capacity, operation, or any other permit conditions are proposed. No increase in tonnage is proposed.

The facility is designed to recover a minimum of 15% of the waste delivered to it (e.g. up to 600 tons can be recycled of 4,000 tons of waste). After recyclable materials are separated from the balance, the remaining residuals, up to 3,400 tons per day, are either sent to the adjacent Puente Hills Landfill or to an off-site landfill for disposal. In the future, residuals would be transferred to the adjacent waste-to-rail facility where they will be transported by train to an out-of-county landfill.

The MRF currently employs a maximum of approximately 200 employees during one shift.

5. **SITE DESCRIPTION.** The project site consists of five irregularly-shaped parcels of land with a combined area of 25 acres. The site is developed in accordance with the approved Exhibit "A" of Conditional Use Permit No. 92251 and consists of a waste processing building, administrative offices, scales, parking, and maintenance areas. The remainder of the site is landscaped and natural open space.

The waste processing building is approximately 215,000 square feet and has a state-of-the-art odor control system for containing and treating all refuse handling odors. The internal roads between the Crossroads Parkway entrance and the MRF scale house provide more than $\frac{3}{4}$ mile of queuing capacity to prevent backup of traffic into public roadways.

Oak trees exist on the property; however none are impacted by the proposed request.

6. **LOCATION.** The subject property is located at 2808 South Workman Mill Road, Whittier in the Workman Mill Zoned District (APN Nos. 8125-026-904, 8125-026-905, 8125-026-906, 8125-021-933, and a portion of 8125-021-942).
7. **EXISTING ZONING.** The subject property is zoned A-2-5 (Heavy Agricultural, 5 acre minimum lot size). Surrounding properties are zoned as follows:

North: M-1.5-BE (Restricted Heavy Manufacturing - billboard exclusion), City of Industry (Industrial, Commercial)

South: A-2-5

East: A-2-5, City of Industry (Industrial)

West: A-2-5, CPD (Commercial Planned Development)

8. **EXISTING LAND USES.** The subject property is developed with a materials recovery facility. Surrounding properties are developed as follows:

North: Office, light industrial uses, Union Pacific Railroad

South: SCE electrical transmission line right of way, Rio Hondo Community College

East: Puente Hills landfill

West: Light industrial uses, Union Pacific Railroad

9. **PREVIOUS CASES/ZONING HISTORY.** Conditional Use Permit No. 92251, which established the development and operation of the MRF, was approved by the County Board of Supervisors ("BOS") on August 3, 1999. The permit's grant term expires on July 1, 2029.

10. **GENERAL PLAN / COMMUNITY PLAN CONSISTENCY.** The project site is located within the "Open Space" and "Public and Semi-Public Facilities" land use categories of the Countywide General Plan. The "Open Space" designation is intended for uses such as regional parks, beaches, golf courses, cemeteries, sanitary landfills, and military reservations. The "Public and Semi-Public Facilities" land use category is intended for the continued operation, expansion and construction of public and semi-public facilities to serve current and future County residents. Such uses include major transportation facilities, solid and liquid waste disposal sites, utilities, public buildings, educational institutions, religious institutions, hospitals, detention facilities and fairgrounds. A MRF is a "land reclamation project" or "waste disposal facility," as defined in the Zoning Ordinance, and is consistent with the permitted uses in the underlying land use categories. The proposed modification to the MRF's operations would not significantly alter the nature of the use and therefore remains consistent with the intended land uses designated in the General Plan.

The following policies from the adopted 1980 Countywide General Plan and 2012 Draft General Plan are applicable to the proposed project:

- Facilitate the recycling of wastes such as metal, glass, paper, and textiles. (Water & Waste Management Element, Policy 23, p. VI-23, Adopted General Plan)
- Ensure adequate disposal capacity by providing for environmentally sound and technically feasible development of solid waste management facilities, such as landfills and transfer/processing facilities. (Public Services and Facilities Element, Policy 5.2, 2012 Draft General Plan)

Both General Plan documents stress the importance of recycling waste to reduce the need for landfills. The operation of the MRF supports this policy as it is designed to recover a minimum of 15% of waste delivered to it for recycling purposes. If the MRF receives its maximum permitted capacity of 24,000 tons of waste per week, the total amount of recyclables diverted from landfills would be up to 3,600 tons per week, or up to 187,200 tons per year.

According to the applicant, the MRF is currently receiving approximately 150 tons of waste per day, which is far below the permitted 4,000 tons per day. The applicant claims that the facility is operating under capacity due to several economic and operational factors, including competition with nearby facilities which have the advantage of accepting waste delivery during peak traffic hours. If the condition modification is granted, relieving the MRF of its peak traffic hour restrictions, it is possible that it would be more successful at securing contracts for waste delivery, and in effect, increasing its potential to divert waste from landfills.

11. **ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE.** The subject property is located within the A-2-5 (Heavy Agricultural – 5 acre minimum lot size) Zone of the Workman Mill Zoned District. The MRF is designed for the salvage of recyclable materials and is defined interchangeable in the Zoning code as either a “land reclamation project” or “waste disposal facility.” Waste disposal facilities are defined in Section 22.08.230 as “any dump, transfer station, land reclamation project, incinerator except household incinerators and wood refuse to be burned in a suitable furnace, or other similar site or facility which is used or intended to be used for the transfer, salvage or disposal of rubbish, garbage or industrial waste.” Land reclamation projects as defined in Section 22.08.120 include dump or waste disposal facilities. A conditional use permit is required to establish a MRF in the A-2-5 Zone.

The applicant has requested to modify a condition of approval to Conditional Use Permit No. 92251 pursuant to Section 22.56.1600 et seq. (Conditional Use Permits—Modifications or Elimination of Conditions) of the County Zoning Code.

12. **NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY.** The MRF is located in a primarily industrial setting, with industrial, commercial and office uses in the immediate vicinity to the north east and west, and open space and a landfill to the south and east. The Union Pacific Railroad separates the use from the nearest residential uses to the north. Residential uses beyond that are separated from the subject use by the 605 and 60 freeways. The nearest residential community is located approximately 1,500 feet to the north. Therefore the property is sufficiently buffered from surrounding residential uses.

As previously discussed, the proposed condition modification supports the goals and policies of the countywide General Plan to reduce the need for and conserve the limited space within county and out-of-county landfills. The condition modification would improve the MRF's ability to compete with surrounding similar facilities. This in turn would allow the facility to operate closer to the permitted capacity, recover more recyclable material, and improve the county's ability to divert waste from county and out-of-county landfills.

13. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.** A memo dated June 20, 2012 from the Department of Public Works, states that the MRF's “proposed expansion to the hours of operation is not expected to have a significant

impact to the County roadways and intersections in the area” and thus does not necessitate the need for a traffic impact analysis. This conclusion is based on the Traffic and Lighting Division’s review of the project’s original environmental documents and information submitted by the applicant on truck trips.

14. **LEGAL NOTIFICATION AND PUBLIC OUTREACH.** Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.
15. **PUBLIC COMMENTS.** Fifty eight letters of opposition, and two petitions with approximately 380 signatures were received. Some concerns outlined by the opposition include noise, odor/foul air, dust, diesel pollution, traffic congestion on the 60 & 605 freeways and surface streets, inadequate environmental review, a need for a new traffic study, and an air quality study.

Five letters were received in support of the project stating that the removal of restrictions on operating hours would (1) increase convenience to waste haulers and reduce traffic congestion associated with trucks driving longer distances to other MRFs, (2) help relieve local traffic congestion, as trucks often stage themselves in the immediate neighborhoods and streets waiting for access to the site, and (3) spread truck traffic throughout the day which would reduce impacts on nearby business operations.

Two letters of support and one letter of opposition were received at the public hearing on May 13, 2013.

ENVIRONMENTAL DETERMINATION

16. An addendum was prepared by the Sanitation Districts of Los Angeles County, acting as “Lead Agency” pursuant to the California Environmental Quality Act (“CEQA”), and reviewed by Regional Planning, acting as the “Responsible Agency.” It concluded that the proposed condition modification would not result in any increased or additional environmental impacts beyond those which were analyzed in the Final Environmental Impact Report (“FEIR”), and therefore concluded that supplement environmental analysis was not required. The document was considered and approved by the Los Angeles County Sanitation Districts’ Board of Directors on January 9, 2013.
17. **RECORD OF PROCEEDINGS.** The location of the documents and other materials constituting the record of proceedings upon which the Regional Planning Commission’s decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits East Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. That the burden of proof for the conditional use permit as modified has been satisfied pursuant to section 22.56.040; and
- B. That the modified conditional use permit will not materially deviate from the terms and conditions imposed in the previously approved conditional use permit; and
- C. That the approval of the application is necessary to allow the reasonable operation and use granted in the previously approved conditional use permit.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a modification to the conditions of a Conditional Use Permit as set forth in Section 22.56.1650 of the Los Angeles County Code (Zoning Ordinance).

REGIONAL PLANNING COMMISSION ACTION:

- 1. The Regional Planning Commission, acting as "Responsible Agency" pursuant to the California Environmental Quality Act ("CEQA"), having renewed and considered the Addendum to the FEIR approved by the Sanitation Districts of Los Angeles County, acting as "Lead Agency," finds that the Addendum reflects the independent judgment and analysis of the Commission and concurs with the analysis and conclusion of the Addendum.
- 2. In view of the findings of fact and conclusions presented above, modification to Condition No. 8 of Conditional Use Permit No. 92251 is Approved subject to the attached conditions.

ACTION DATE: May 13, 2013

VOTE: 3:2:0:0

Concurring: Louie, Pedersen, Modugno

Dissenting: [Valadez, Helsley

Abstaining: 0

Absent: 0

MM:MT
5/13/13

c: Each Commissioner, Zoning Enforcement, Building and Safety

CONDITIONS FOR APPROVAL
CONDITIONAL USE PERMIT NUMBER 92-251(4)

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee and the owner of the property involved (if other than the permittee) have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant.
3. The permittee shall defend, indemnify and hold harmless the county, its agents, officers, and employees from any claim, action, or proceeding against the county or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code section 65907 or other applicable time period. The county shall promptly notify the permittee of any claim, action, or proceeding and the county shall cooperate fully in the defense. If the county fails to promptly notify the permittee of any claim action or proceeding, or if the county fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend indemnify, or hold harmless the county.
4. Attached to these conditions is a monitoring program which is incorporated herein by reference. The permittee shall fully perform each action required of the permittee by the monitoring program as if it were specifically set forth in these numbered conditions.
5. This grant will terminate July 1, 2029. Entitlement to use of the property thereafter shall be subject to the regulations then in effect.
6. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
7. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. If an inspection discloses that the subject property is being used in violation of anyone of the conditions of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all enforcement efforts necessary to bring the subject property into compliance.
8. This grant allows the construction and operation of a materials recovery facility, subject to the following restrictions as to use:

- a. The facility shall receive and process only nonhazardous municipal solid waste.
- b. Waste received and processed at the facility shall not exceed 24,000 tons per week or 4,400 tons per day. Any waste received at the facility and then transferred to the adjacent Puente Hills Landfill for deposit in the landfill shall count against the daily and weekly waste limits for the landfill as set forth in Condition 10 of Conditional Use Permit 92-250(4).
- c. All waste shall be received and processed within an enclosed building. A heating, ventilation and air conditioning system shall be installed which contains odors and dust within the inside of the building.
- d. Any waste kept outside the processing building shall be within closed containers only.
- e. All outside storage areas shall be fully screened in accordance with the provision of Title 22 of the County Code.
- f. The permittee shall sweep all open yard areas and access drives and shall police other areas at least once per operating day (and more often if necessary) to remove dirt and litter accumulations.
- g. Structure exteriors and signs shall be of a color compatible with the surroundings.
- h. Business signs shall be as permitted in Zone C-1 for a highway frontage of 100 feet except that no freestanding sign shall exceed 15 feet in height.
- i. The permittee shall undertake programs to minimize traffic impacts, including the following:
 - Schedule employee shifts so that arrival and departure is in off-peak hours;
 - Require that refuse vehicles deliver waste between 9:00 a.m. and 4:00 p.m. or at other off-peak hours;
 - Schedule outloading over public roads in off-peak hours between 9:00 a.m. and 4:00 p.m. and between 7:00 p.m. and 6:00 a.m.
 - Actively promote programs aimed at encouraging employees to arrive at work by means other than a single-occupancy vehicle.
- j. The following condition shall replace Condition 8.i. on November 1, 2013 (after the closure of the Puente Hills Landfill):
 - The permittee shall actively promote programs aimed at encouraging employees to arrive at work by means other than a single-occupancy vehicle, to minimize traffic impacts.
 - The permittee may schedule the inbound and outbound shipment of commodities, residuals and waste over public roads 24 hours per day, Monday through Saturday.

- The permittee may schedule employee shifts, as required, to accommodate 24 hour per day operation.
- 9. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A" on file at the Department of Regional Planning. In the event that subsequent revised plans are submitted, the written authorization of the property owner is necessary.
- 10. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise set forth in these conditions or shown on the approved plans.
- 11. Permittee shall provide substantial ornamental screen landscaping along the frontage of the property. At least 25 percent of the trees planted shall be 24-inch box size or larger. Three copies of a landscape plan, which may be incorporated into a revised plot plan, shall be submitted to and approved by the Director of Planning before issuance of a building permit. The landscape plan shall show the size, type and location of all plants, trees, and watering facilities. All landscaping shall be maintained in a neat, clean and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary.
- 12. Provisions shall be made for all natural drainage to the satisfaction of the Department of Public Works. Drainage plans and two signed grading plans shall be submitted to the Department of Public Works for approval before grading or construction.
- 13. The subject facility shall be developed and maintained in compliance with requirements of the Los Angeles County Department of Health Services. Adequate water, sewage and solid waste handling facilities shall be provided to the satisfaction of said Department.
- 14. The permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities, including automatic sprinklers, shall be provided as may be required by said Department.
- 15. The permittee shall secure any necessary permit(s) from the South Coast Air Quality Management District and shall fully comply with the terms of said permit(s).
- 16. The permittee shall contact the Department of Public Works to determine whether an Industrial Waste Discharge Permit is required. No activity for which a permit is required shall be initiated on the subject property before a permit is obtained and any required facilities are installed. The permittee shall further comply with any regulations pertaining to the protection of surface water quality administered by the Department of Public Works and/or the Los Angeles Regional Water Quality

Control Board. The permittee shall keep any required permits in full force and effect and shall fully comply with any requirements thereof.

17. The permittee shall install sidewalks, street trees and street lights and close any unused driveways and repair any damaged improvements along the frontage of the subject property on Workman Mill Road to the satisfaction of the Los Angeles County Department of Public Works.
18. All structures shall conform with the requirements of the Division of Building and Safety of the Department of Public Works.
19. The permittee shall submit to the Department of Public Works (Environmental Programs Division) an annual report regarding the level of operation of the facility beginning at the end of the first year of the materials recovery facility operation. When the operation level is at full capacity or deemed necessary by the Department, a traffic signal warrant study for Crossroads Parkway South at the materials recovery facility/landfill entrance shall be submitted. The permittee shall install traffic improvements at the materials recovery facility/landfill entrance as deemed warranted by the Department. As used in this condition, "warranted" means justified on the basis of standards of the county and/or accepted traffic engineering practice. The improvements may include, as determined by the Department of Public Works:
 - a. The installation of a traffic signal at the materials recovery facility/landfill entrance on Crossroads Parkway South;
 - b. Provision of adequate left-turn storage capacity;
 - c. Installation of all required signing and striping; and
 - d. Repair of any damaged road improvements.
20. Signing, striping and signal plans shall be submitted to the Department of Public Works for review and approval.

MONITORING PROGRAM

**PROJECT NO. 92251 - (4)
PUENTE HILLS MATERIALS RECOVERY FACILITY
(State Clearinghouse Nos. 91121070 and 93121114)
An Attachment to the Conditions of Grant for
Conditional Use 92-251 (4)**

DEFINITIONS. Unless otherwise apparent from the context, the term "Condition(s)" shall refer to a condition or conditions of Conditional Use and Oak Tree Permit No. 92251 - (4), also referred to herein as the "grant," and "project" shall refer to the overall materials recovery facility and ancillary facilities approved by said permit. The term "permittee" shall be as defined in Condition 1 of the permit. The term "Local Enforcement Agency" shall refer to the entity or entities (currently the Los Angeles County Department of Health Services) designated pursuant to the provisions of Division 30 of the Public Resources Code to permit and inspect solid waste management facilities and to enforce state and local regulations and permits; provided, however, that should at any time the function of the Local Enforcement Agency be assigned to an entity which is not designated by the Board of Supervisors, any functions assigned to the Local Enforcement Agency through the monitoring program and the conditions of grant which are not by law the prerogative of the Local Enforcement Agency shall be delegated by the Board of Supervisors to an entity of its selection.

PURPOSE. This monitoring program is intended to ensure compliance with the conditions of grant and other mitigations as set forth in the environmental impact reports for the project, in accord with the provisions of section 21081.6 of the Public Resources Code, and to compliment the monitoring program adopted by the permittee and the enforcement and monitoring programs routinely administered by County agencies, including the Local Enforcement Agency and the Los Angeles County Department of Public Works, and by public agencies other than the County of Los Angeles. Such other agencies include the California Integrated Waste Management Board, the Regional Water Quality Control Board, and the South Coast Air Quality Management District.

MONITORING PROGRAM

PROJECT NO. 92251 - (4)
PUENTE HILLS MATERIALS RECOVERY FACILITY
(State Clearinghouse Nos. 91121070 and 93121114)
An Attachment to the Conditions of Grant for
Conditional Use 92-251 (4)

The overall responsibilities of the various agencies are more specifically described in the document entitled "Mitigation Monitoring Plan," dated May 24, 1995, adopted by the permittee on June 14, 1995.

PART I - FACILITY PLANS. The following measures shall be carried out to monitor compliance with conditions 9 and 11, which pertain to the physical development of the facility, and to promote interagency coordination of site plan review.

- A. The landscape plan, required by Condition 11, shall be submitted and approved before commencing substantial development or alterations of the site to accommodate the waste processing facility.
- B. Before submitting the landscape plan required by Condition 11, to the Director of Planning for review, the permittee shall consult with the LEA, the Department of Public Works, and the County Forester and Fire Warden to determine all spatial and development requirements of those agencies which may affect the final site design. If necessary, the permittee shall submit a revised plan to conform to any such requirements.

Evidence of such consultation, satisfactory to the Director of Planning, shall be submitted with the revised plan.

The Director of Planning shall forward one copy of the approved site plan to the LEA.

- C. Before commencing waste processing, the permittee shall request that the Department of Regional Planning inspect the facility to determine that all

MONITORING PROGRAM

**PROJECT NO. 92251 - (4)
PUENTE HILLS MATERIALS RECOVERY FACILITY
(State Clearinghouse Nos. 91121070 and 93121114)
An Attachment to the Conditions of Grant for
Conditional Use 92-251 (4)**

development features required by this grant, including but not limited to pavement, walls and landscaping, have been installed as shown on the approved plan.

If the facility complies, the Department shall so certify in writing to the permittee, with a copy to the LEA. The permittee shall not commence operations until such certification is received.

Application for inspection shall be sent to:

Zoning Enforcement Section
Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

PART II - WATER QUALITY. The following provisions are intended to document compliance with the requirements of the Environmental Impact Report and Condition 16 pertaining to water quality.

Before commencing waste processing operations, the permittee shall place on file in the Department of Regional Planning evidence satisfactory to the Director of Planning that the permittee has complied with all regulations governing waste and surface waters administered by the Department of Public Works and, if applicable, by the Regional Water Quality Control Board, including obtaining permits, installing facilities and obtaining final inspection of such facilities.

MONITORING PROGRAM

PROJECT NO. 92251 - (4)
PUENTE HILLS MATERIALS RECOVERY FACILITY
(State Clearinghouse Nos. 91121070 and 93121114)
An Attachment to the Conditions of Grant for
Conditional Use 92-251 (4)

The permittee shall also place on file with the Department of Regional Planning, either directly or by arrangement with the LEA, one copy of the initial confirmed Solid Waste Facility Permit.

PART III - COMPENSATION. The permittee shall compensate the Department of Public Works for expenses incurred in the administration of this monitoring program and grant not otherwise covered by permit fees. Such compensation shall be computed using actual hours expended multiplied by the most current applicable hourly rates approved by the County Auditor Controller, that are available at the time that the expenses are incurred.

The permittee shall compensate the Local Enforcement Agency for any extraordinary expense incurred in the administration of this monitoring program and grant not covered by fees paid for administration of the solid waste facility permit for the materials recovery facility.

At the time of submission of the affidavit referred to in Condition 2 of this grant, the permittee shall deposit with the County of Los Angeles the sum of \$5,000 dollars. The deposit shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for the actual cost of expenses incurred while administering this grant and inspecting the premises to determine the permittee's compliance with the conditions of approval.

A:\MONITO~1.WPD