

STEWARD REALTY MANAGEMENT COMPANY

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October 31, 2012

Department of Regional Planning  
Attn: Steven Mar  
320 W. Temple Street  
Los Angeles CA 90012



RE: CUP 201000073, 1512 N. Bonnie Beach Place, East Los Angeles

TO: Members of the Los Angeles County Regional Planning Commission,

We own the multi-tenant industrial park located on Knowles Avenue directly across the street from the CUP applicant, Consolidated Disposal Services.

Our tenants have been negatively impacted for years by the applicants mishandling of odorous material and we have lost many prospective tenants due to the odors emanating from the applicants facility.

We have made numerous complaints to the applicant to mitigate the odors emanating from their facility. The applicant is currently not operating the facility in compliance with its original CUP; we think it is important for the applicant to demonstrate compliance with the original CUP prior to the County Planning Commission granting the applicant a new CUP.

Therefore, we are opposed to the proposal to double the daily intake of solid waste unless the following impacts are fully mitigated.

Sincerely,

Steward Realty Management Company

Handwritten signature of Steve R. Freed.

Steve R. Freed

CFO

SRF/z

1. Our tenants regularly complain about the terrible odors emanating from the applicant's facility and trucks. Misters should be installed along the entire exterior perimeter of the applicant's property to reduce the odors emanating from the site. Misters should utilize an odor controlling liquid to further mitigate the odors. (The applicant has already installed misters on the most western walls of the property however there are currently no misters on the easterly side of the property facing our site.) These misters should be turned on anytime the facility has transfer trucks on the property.
2. The applicant has failed to comply with the original CUP requirement that required the applicant to install an **"automatic closing door at the tunnel exit sufficient to prevent odors from escaping the enclosed facility"** (page 4, item 19, g). The current door is manually operated and is left in the open position even when there are no trucks in the tunnel area. (see attached photo)
3. The original CUP for the property was conditioned upon the applicant providing an automated misting device that would spray "an odor controlling chemical" on all transfer trucks leaving the loading tunnel. (page 8, 24-e) We have visited the applicant's site over 25 times in the last two months **and the odor controlling misting system is not being utilized when the loaded trucks depart the facility.** The proposed CUP should be conditioned upon the applicant installing a working misting system over **both** tunnel doors prior to the applicant increasing its daily waste intake. This misting system should utilize an odor controlling chemical and operate whenever the tunnel doors are in the open position.
4. No increase in waste intake should be permitted until construction of the new tunnel door opening and driveway extension has been completed.
5. Applicant's original CUP prohibited trucks from being allowed to queue on the neighboring streets. (page 4, item 19-g) The attached photos illustrate that **the applicant is allowing trucks to queue on neighboring streets in a direct violation of the applicant's original CUP.** Applicant should be required to use a dispatcher and that all trucks are radio equipped to insure that too many trucks don't arrive at the facility or in the neighborhood at the same time resulting in the queuing of trucks on neighboring streets.
6. To prevent unnecessary air flow through the tunnel area, applicant should be required to install an automated tunnel door system that **only allows one tunnel door at a time to be open.** Utilizing one door at a time will help to keep the odors contained in the building and away from the surrounding neighborhood.

7. The parcel at the southeast corner of the property where the new tunnel opening and driveway are to be installed should be required to have a new wall installed around its perimeter, said wall should match the construction of the existing walls along Knowles Avenue.
8. All of the conditions of the mitigating conditions of the original CUP No. 95-240-(1) should be included in the proposed CUP.



Photo showing transfer tunnel door open with no trucks on the property.



Trucks queuing on Medford Avenue at corner of Knowles Avenue



Trucks queuing on Medford Avenue at corner of Knowles Avenue