



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

July 30, 2015

TO: Pat Modugno, Chair
Stephanie Pincetl, Vice Chair
Esther L. Valadez, Commissioner
David W. Louie, Commissioner
Curt Pedersen, Commissioner

FROM: Adrine Arakelian 
Zoning Permits West Section

**Project No. R2014-02228-(2) – Conditional Use Permit No. 201400100-
RPC Meeting: August 12, 2015 - Agenda Item: 7**

The above-mentioned item was continued from the July 8, 2015 hearing date. A continuance was requested to consider additional comments submitted by the general public and revised conditions requested from the applicant.

The following conditions have been revised:

- **Condition #21** - The regular business hours of the subject properties for all operations on site shall be restricted to the hours between 7:00 a.m. and 6:00 p.m., Monday through Friday, and 8:00 a.m. to 1 p.m., Saturday. Trucks may be permitted to enter the facility, after the regular hours of operation, on a limited basis between 6:00 p.m. and 10 p.m., Monday through Friday, for purposes of parking only. The operator shall maintain a log, detailing the date, time period, and reason for trucks entering the site after the regular hours of operation. This log shall be provided to the Department upon request. All loading and unloading operations are prohibited between the hours of 6:00 p.m. and 7:00 a.m.
- **Condition #23** - The operator of the facility shall send, within 30 days of approval, the contact information for the manager of the facility and the phone number for Zoning Enforcement to all properties within a 1,000 foot radius of the project site.
- **Condition #26** - The parking of employee vehicles and placement of equipment shall take place no closer than 10 feet west of the eastern property line, to be shown as the "10 Ft. Employee and Equipment Parking Setback Zone" on the Exhibit A. The setback zone shall be marked on the pavement on the Project Site. Parking or placement of any vehicles, trucks, or equipment within ten feet of the eastern property line is prohibited.

- *Condition #33* - Equipment and trucks used in the transport of hazardous materials, as permitted per the DTSC Consolidated Transporter Notification, shall be washed off site prior to reentry to the site as required by state regulatory agencies such as DTSC, DOT, or CalEPA.
- *Condition #34* - According to DTSC requirements and the facility's registered DTSC Consolidated Transport Notification, the facility may store on site the following hazardous materials for a maximum of 10 days, as allowed per state regulations: 1) used oil, 2) contents of an oil/water separator, 3) solids contaminated with used oil, and 4) antifreeze. The storage of any hazardous material, other than those for which the facility is permitted, is prohibited. At no time while stored on site shall the hazardous materials be unloaded, removed from their containers, stored in open containers, or be transported on site in open containers.

The following condition has been added:

- All operations involving trucks shall take place no closer than 50 feet west of the eastern property line where it adjoins residential uses. This area shall be shown on the Exhibit A as the "50 Ft. Truck Operations Setback Zone". The setback zone shall be marked on the pavement on the Project Site.

Additionally, please find enclosed a fact sheet about the operation of the trucking facility prepared by the applicant's consultant to clarify questions raised by area residents about the operation of the facility. The fact sheet was mailed out by the applicant's consultant on July 23, 2015 to 604 properties within a 1,000 foot radius of the project site and to five area residents who had submitted comments to the Commission for the previous hearing date.

If you need further information, please contact Adrine Arakelian at (213) 974-6462 or arakelian@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

SUGGESTED APPROVAL MOTION:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE CONDITIONAL USE PERMIT NUMBER 201400100 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

MKK:AAA

Enclosures:
Applicant Fact Sheet

DAVID MOSS & ASSOCIATES, Inc.

Permitting / Environmental Compliance / Development Consultation
613 Wilshire Blvd., Suite 105, Santa Monica, CA 90401, Tel 310.395.3481, Fax 310.395.8191

Via US Mail

July 23, 2015

Re: Facts About Ecology Control Industries – 20850 S. Normandie Ave (At Torrance Blvd).

Dear Neighbor:

Introduction

ECI has been operating at the northeast corner of Torrance Blvd. and Normandie Ave. since the mid 1980s. Ron Flury, ECI's President and owner asked that we send out this Fact Sheet to empower neighbors within a wide area - 1,000 ft from the property - with information about the operations that ECI conducts.

This mailing relates to review by Los Angeles County of a Conditional Use Permit ("CUP") that will set new conditions that ECI must operate under. The County notified about 325 owners within 500 ft - this mailing close to doubles the number of recipients to more than 600 owners.

CUP Was not Previously Required

ECI's operations were not subject to a CUP until 2012. In 2012 - the County had the right for the first time to require that ECI seek a CUP. Prior to 2012 ECI - as an industrial land use - was operating "by right" on the subject property. The CUP was required 20 years after the County changed the zoning on ECI's 9 acres and on 20 other acres that ECI doesn't own - from M-2 (heavy Industrial) to MPD (Industrial Planned Development).

No Changes to Operations or Buildings Proposed

In particular, please note:

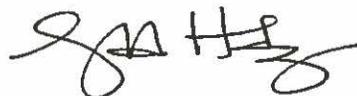
- ◆ No increase in daily truck trips is proposed.
- ◆ All access will continue to be limited to Normandie Ave.
- ◆ ECI and County staff are working on conditions that will reduce possible noise that may be currently heard off site outside of daytime business hours (after 6:00 PM and before 7:00 AM.) including back- up beeping and truck honking. However, with multiple trucking related facilities in the Normandie area it is not certain that noise that is heard offsite is coming from ECI.
- ◆ Unrelated to the CUP ECI is voluntarily cleaning underground contamination on its property that was caused by Montrose Chemical more than a mile away. ECI did not create this contamination, but is expending its own money to clean the site to the levels required by State agencies.
- ◆ A CUP condition will require that telephone numbers be posted in locations that are readily visible to report any problems for the community. In the past - when complaints were made directly to ECI - Ron Flury personally acted quickly to stop the problem.

If you have comments, concerns or questions, please call one of us - David E. Moss / Gerry Hernandez, (310) 395-3481. ECI is determined to continue being a good neighbor to the local community.

Sincerely,



David E. Moss, President



Gerry Hernandez, Planner

ECOLOGY CONTROL INDUSTRIES - COMMUNITY FACT SHEET

Who is ECI?

- Ecology Control Industries ("ECI") is a trucking company owned by Ron Flury, President.
- Ron has operated ECI since 1987. ECI occupies 9 acres.

What is On the Property?

- Trucks and trailers that haul very limited types of liquid and solid waste.
- Parking areas for trucks / trailers and passenger vehicles.
- One-story buildings: office, truck maintenance, and storage.
- Completely paved surface and tall perimeter landscape, walls and fences.
- Electronically controlled gates with access only from Normandie.

What Does ECI Transport or Store?

- ECI hauls or temporarily stores waste material that contains oil.

Please Describe ECI's Operations

- ECI is contracted by private companies, utilities and government to haul oil-related wastes.
- ECI can store oil-related wastes in trucks or trailers on site for no more than 10 days.
- Nothing is unloaded, stored uncovered or transported uncovered.
- ECI is not licensed to and does not process or treat waste on site.
- The office staff works four days a week; drivers generally work five days a week with infrequent weekend work when an emergency warrants it.
- The truck fleet is maintained to the highest industry cleanliness standards - tires are kept clean and regulated wastes are not allowed to be tracked onto public or private property.

Hauling And Storage Are Strictly Controlled By Three State Agencies

- DTSC - Transporter Registration: Authorizes transport of limited types of wastes; limits on site storage to no more than 10 days.
- CHP - Transportation License: Requires that ECI display hazard warning placards for certain shipments greater than 500 lbs.
- US DOT - Certificate of Registration: Authorizes ECI to transport on public streets.

Tell Us About the Los Angeles County Conditional Use Permit

- The CUP was required 20 years after the County changed the zoning in 1992 from M-2 (heavy Industrial) to MPD (Industrial Planned Development). That is why ECI is seeking a CUP.
- The County is going to condition ECI to (i) reduce noise outside of daytime business hours (after 6:00 PM and before 7:00 AM) including back-up beeping and truck honking, and (ii) build a 10 ft. wall to separate 7 houses on the east side.

How does the ECI CUP Relate to a DTSC Public Notice

- ECI is voluntarily cleaning underground contamination on its property that came from Montrose Chemical a mile away. ECI did not cause this contamination, but is expending its own money to clean the site to the levels required by State agencies.
- We do not know of any other landowner in the area that has undertaken a voluntary cleanup related to Montrose!!
- The County agrees that voluntary cleanup is a benefit to ECI and to the community.

Who do I call for more information and answer more questions?

- Please call David E. Moss/Gerry Hernandez, Land Use Consultants, (310) 395-3481.