

PLANNING COMMISSION REGULAR MEETING

Agenda

October 8, 2025, 7:00 PM



Chair
Vice Chair

Commissioner
Commissioner
Commissioner

Gen Escobosa
Diana Miranda-Dzib
Roman Rodriguez
Erik Peña
Vacant

Welcome to your Planning Commission Meeting

We welcome your interest and involvement in the City's legislative process. This agenda includes information about topics coming before the Planning Commission and the action recommended by city staff. You can read about each topic in the staff reports, which are available on the city's website and in the Office of the City Clerk.

Please Note: Electronic devices are to be turned off while meetings are in session.

How to watch

The City of Baldwin Park provides two ways to watch a Planning Commission meeting:

In Person



Baldwin Park City Council Chambers,
14403 E. Pacific Ave.,
Baldwin Park, CA 91706

Online



Audio streaming will be available at

https://www.youtube.com/channel/UCFLZ0_dDFRjy59rhiDZ13Fg/featured?view_as=subscriber
http://baldwinpark.granicus.com/ViewPublisher.php?view_id=10

Reasonable Accommodations

Individuals with disabilities may request an agenda packet in appropriate alternative formats as required by the Americans with Disability Act of 1990. Reasonable accommodations and auxiliary aids will be provided to effectively allow participation in the meeting. In compliance with the ADA, if you need special assistance for the meeting, please contact the City Clerk's Office at (626) 960-4011 ext. 466 or squinones@baldwinpark.com. within 24 hours prior to the meeting so the City can make reasonable arrangements to ensure accessibility.

Public Comments

The public is encouraged to address the Planning Commission or any of its Agencies listed on this agenda on any matter posted on the agenda or on any other matter within its jurisdiction. In accordance with Chapter 39 of the Baldwin Park Municipal Code, Speakers must address the Commission as a whole and refrain from making impertinent, slanderous, or profane remarks or disrupt the peace of the meeting. Speaker cards are available at the podium and by request with the Planning Commission Secretary.

Public Communication

There is a three-minute speaking time limit. This is the time set aside to address the Planning Commission. Please notify the Planning Commission Secretary if you require the services of an interpreter. No Action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The legislative body or its staff may: 1) Briefly respond to statements made or questions asked by persons; or 2) Direct staff to investigate and/or schedule matters for consideration at a future meeting [Government Code §54954.2]. If you wish to comment on agenda items and are unable to physically appear in person, please email your comments prior to 6:30 PM the date of the meeting to pc-comments@baldwinpark.com.

Notice Regarding California Environmental Quality Act (CEQA) Determinations

Pursuant to CEQA, a "project" is defined as a "whole action" subject to a public agency's discretionary finding or approval that has the potential to either (1) cause a direct physical change in the environment or (2) cause a reasonably foreseeable indirect physical change in the environment. "Projects" include discretionary activity by a public agency, a private activity that receives any public funding, or activities that involve the public agency's issuance of a discretionary approval and is not statutorily or categorically exempt from CEQA. (Pub. Res. Code § 21065.) To the extent that matters listed in this Agenda are considered "projects" under CEQA, their appropriate CEQA determination will be listed below each recommendation. If no CEQA determination is listed, it has been determined that the action does not constitute a "project" under CEQA.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC COMMUNICATIONS

CONSENT CALENDAR

All items listed are considered to be routine business by the Planning Commission and will be approved with one motion. There will be no separate discussion of these items unless a Planning Commissioner so requests, in which case, the item will be removed from the general order of business and considered in its normal sequence on the agenda.

- **Action Minutes from September 24, 2025**

SET MATTERS - PUBLIC HEARINGS

- 1) **The request for consideration of a Conditional Use Permit (CUP) to allow the relocation of a recycling facility from 14038 Ramona Boulevard (previously approved under CUP 25-03) to 14046 Ramona Boulevard, within the General Commercial (C-2) Zone. In accordance with Table 153.050.020 of the City's Municipal Code, a Conditional Use Permit is required for this use. The applicant is Joshua Laureano, and the case number is CP 25-06).**
 - a. Conduct a public hearing.
 - b. Find the proposed project is exempt from environmental review under the California Environmental Quality Act (Pub. Resources Code, §§ 21000 et seq.) ("CEQA") and the State CEQA Guidelines (Cal. Code Regs, tit. 14, §§ 15000 et seq.). Specifically, the project is categorically exempt from CEQA under Section 15303 (Class 3 –New Construction or Conversion of Small Structures) since the project is converting an existing office building area into a new recycling center use, with only minor exterior modifications and no additions are proposed to the building area
 - c. **Adopt Resolution PC 25-19 approving CP 25-06: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BALDWIN PARK APPROVING A CONDITIONAL USE PERMIT FOR A RECYCLING FACILITY USE WITHIN AN ENCLOSED BUILDING LOCATED WITHIN THE GENERAL COMMERCIAL (C-2) ZONING DISTRICT, PURSUANT TO TABLE 153.050.020 OF THE CITY'S MUNICIPAL CODE (LOCATION: 14046 RAMONA BOULEVARD**

REPORTS OF OFFICERS

COMMISSION/ STAFF COMMUNICATIONS:

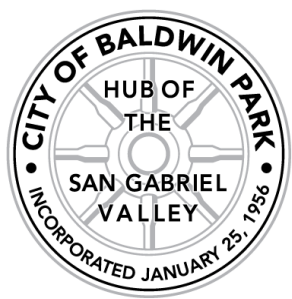
ADJOURNMENT

CERTIFICATION

I, Nick Baldwin, Planning Commission Secretary of the City of Baldwin Park hereby certify that, under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the City Hall bulletin board not less than 72 hours prior to the meeting. Dated this 2nd day of October, 2025.

Planning Commission Secretary

For further information regarding agenda items, please contact the office of the City Planner at (626) 960-4011 ext. 475 or via e-mail at nbaldwin@baldwinparkca.gov.



ACTION MINUTES PLANNING COMMISSION OF THE CITY OF BALDWIN PARK

Baldwin Park City Hall
14403 E. Pacific Avenue, Baldwin Park, California
Council Chamber

Wednesday September 24, 2025

7:01 P.M

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Members Present:	Erik Peña, Chair Gen Escobosa, Commissioner Roman Rodriguez, Commissioner Diana Miranda-Dzib, Commissioner
Staff Present:	Okina Dor, Director of Community Development Nick Baldwin, City Planner Yadira Carmona, Assistant Planner Kristi J. Smith, City Attorney

PRESENTATION

Introduction of Okina Dor – Director of Community Development Department.

PUBLIC COMMUNICATIONS

Public Communications opened by Chair Peña.
No Public Communications were received
Public Communications closed by Chair Peña.

CONSENT CALENDAR

Minutes from June 25, 2025.

ACTION: Approved 3-0-1. Moved by Commissioner Rodriguez
Seconded by Commissioner Escobosa.

COMMISSIONER	VOTE
Peña	Yes
Escobosa	Yes
Rodriguez	Yes
Miranda-Dzib	Abstain

PUBLIC HEARINGS

1. A request for consideration of a General Plan Amendment to change the land use designation from Commercial/Industrial to Park Space, a Zone Change from Industrial Commercial to Open Space, and a Design Review for the construction of a new approximately 9,000 square foot pocket park (Ana Montenegro Park) located at APN 8536-016-902 (Case Numbers PR 25-25, Z 25-01, AGP 25-01; APPLICANT: CITY OF BALDWIN PARK).
 - a. Conduct a public hearing.
 - b. Adopt Resolution No. 25-15 entitled, **“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BALDWIN PARK RECOMMENDING ADOPTION OF (1) AN INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE ANA MONTENEGRO PARK PROJECT LOCATED AT APN 8536-016-902).”**
 - c. Adopt Resolution No. 25-16 entitled, **“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BALDWIN PARK RECOMMENDING APPROVAL OF GENERAL PLAN AMENDMENT NO. AGP 25-01 TO CHANGE TO THE LAND USE DESIGNATION FROM COMMERCIAL/INDUSTRIAL TO PARK SPACE.”**
 - d. Adopt Resolution No. 25-17 entitled, **“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BALDWIN PARK RECOMMENDING APPROVAL OF ZONING CODE AMENDMENT NO. Z 25-01 TO CHANGE TO THE ZONING DESIGNATION FROM INDUSTRIAL COMMERCIAL TO OPEN SPACE.”**
 - e. Adopt Resolution No. 25-18 entitled, **“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BALDWIN PARK RECOMMENDING APPROVAL OF DESIGN REVIEW NO. PR 25-25 FOR THE DESIGN OF THE PARK.”**

Public Hearing opened by Chair Peña.

Laura Carmona spoke with concerns regarding the proposed project

George spoke with concerns regarding the proposed project

Public Hearing closed by Chair Peña

ACTION: Approved with amendments 4-0. Moved by Chair Peña. Seconded by Commissioner Escobosa.

COMMISSIONER	VOTE
Peña	Yes
Escobosa	Yes
Rodriguez	Yes
Miranda-Dzib	Yes

REPORTS OF OFFICERS

- Reorganization of Planning Commission – Appointment of Chairperson and Vice-Chairperson
Appointment of Gen Escobosa as New Chair

ACTION: Approved 4-0. Moved by Chair Peña. Seconded by Commissioner Rodriguez.

COMMISSIONER	VOTE
Peña	Yes
Escobosa	Yes
Rodriguez	Yes
Miranda-Dzib	Yes

Appointment of Diana Miranda-Dzib as New Vice Chair

ACTION: Approved 4-0. Moved by Commissioner Miranda-Dzib. Seconded by Commissioner Rodriguez.

COMMISSIONER	VOTE
Peña	Yes
Escobosa	Yes
Rodriguez	Yes
Miranda-Dzib	Yes

COMMISSION/STAFF COMMUNICATIONS

- Announcement of Baldwin Park Women's Club Community Event – "Magic Mardi Gras" on September 27th, 2025

ADJOURNMENT

The Planning Commission adjourned the meeting at 8:17 p.m.

ACTION: Approved 4-0. Moved by Chair Pena.

COMMISSIONER	VOTE
Peña	Yes
Escobosa	Yes
Rodriguez	Yes
Miranda-Dzib	Yes

Approved as presented/amended by the Planning Commission at their meeting held on

_____.

 Nick Baldwin, Secretary
 Baldwin Park Planning Commission

STAFF REPORT



TO: Chair and Members of the Planning Commission

FROM: Nick Baldwin, City Planner

PREPARED BY: Yadira Carmona, Assistant Planner

DATE: October 8, 2025

SUBJECT: A request for consideration of a Conditional Use Permit (CUP) to allow the relocation of a recycling facility from 14038 Ramona Boulevard (previously approved under CUP 25-03) to 14046 Ramona Boulevard, within the General Commercial (C-2) Zone. In accordance with Table 153.050.020 of the City's Municipal Code, a Conditional Use Permit is required for this use. The applicant is Joshua Laureano, and the case number is CP 25-06).

SUMMARY

The applicant, Joshua Laureano, is requesting approval of a Conditional Use Permit (Cp 25-06) to allow the relocation of a previously approved small recycling facility (CP 25-03) from 14038 Ramona Boulevard to 14046 Ramona Boulevard. The proposed small recycling center will operate entirely within an enclosed building. The site is in the General Commercial (C-2) zone, pursuant to Table 153.050.020 in the City's Municipal Code a Conditional Use Permit is required.

RECOMMENDATION

It is recommended that the Planning Commission:

- a. Conduct a public hearing.
- b. Find the proposed project is exempt from environmental review under the California Environmental Quality Act (Pub. Resources Code, §§ 21000 et seq.) ("CEQA") and the State CEQA Guidelines (Cal. Code Regs, tit. 14, §§ 15000 et seq.). Specifically, the project is categorically exempt from CEQA under Section 15303 (Class 3 –New Construction or Conversion of Small Structures) since the project is converting an existing office building area into a new recycling center use, with only minor exterior modifications and no additions are proposed to the building area.
- c. Adopt Resolution **PC 25-19** approving **CP 25-06**: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BALDWIN PARK APPROVING A CONDITIONAL USE PERMIT FOR A RECYCLING FACILITY USE WITHIN AN ENCLOSED BUILDING LOCATED

WITHIN THE GENERAL COMMERCIAL (C-2) ZONING DISTRICT, PURSUANT TO TABLE
153.050.020 OF THE CITY'S MUNICIPAL CODE (LOCATION: 14046 RAMONA BOULEVARD)

BACKGROUND

The subject property is zoned General Commercial (C-2) and has a General Plan land use designation of General Commercial. The applicant is requesting approval to relocate a previously approved small recycling facility at 14038 Ramona Boulevard (Conditional Use Permit 25-03) to 14046 Ramona Boulevard. The previous approval was granted by the Planning Commission on May 28, 2025.

The site is located west of the intersection of La Rica Avenue and Ramona Boulevard and consists of a rectangular parcel measuring approximately 6,500 square feet (0.15 acres). The property is currently developed with a 300-square-foot office building. According to City business license records, the office building was most recently occupied by a Used Car Dealership, which ceased operations on May 18, 2023. No other business have been in operation at the subject location since said date.

Adjacent zoning and land uses are listed in the following Table #1:

TABLE #1
ADJACENT ZONING & LAND USE

ADJACENT PROPERTY LOCATION	ZONING	PROPERTY USE
Subject Site	C-2 (General Commercial)	Recycling Facility (proposed)
North	C-2 (General Commercial)	Retail and Service Commercial Uses
South	R-G (Garden Multi-Family Residential)	Multi-Family Apartment Homes
East	C-2 (General Commercial)	Tire Repair and Installation Facility; Vacant Lots
West	C-2 (General Commercial)	Office and Service Commercial Uses; Fast Food Restaurant (McDonald's)

DISCUSSION

The applicant, Joshua Laureano, requests approval to relocate previously approved CP 25-03 for a small recycling facility from 14038 Ramona Boulevard to 14046 Ramona Boulevard within the General Commercial (C-2) Zone. The relocation is being requested because the applicant is purchasing the subject property, whereas the previous site was leased. Pursuant to Table 153.050.020 of the City's Municipal (Zoning) Code, recycling facilities are conditionally permitted in the C-2 Zone with the additional restriction that no more than one facility may be permitted within a 3,000-foot radius, subject to Planning Commission approval of a conditional use permit.

City business license records confirm there are no other existing recycling facilities within a 3,000-foot radius of the subject property; the nearest facility is located at 4242 Park Avenue, approximately 5,000 feet away. The previously approved site at 14038 Ramona Boulevard never commenced operations and does not have an active business license. Should the applicant's Conditional Use Permit request be granted, the existing 14038 Ramona Boulevard location shall relinquish their previously obtained entitlement for the allowed use of a small recycling facility, which will allow the

new 14046 Ramona Boulevard location to comply with the location restriction of no more than one permitted or operating facility within the 3,000-foot separation area.

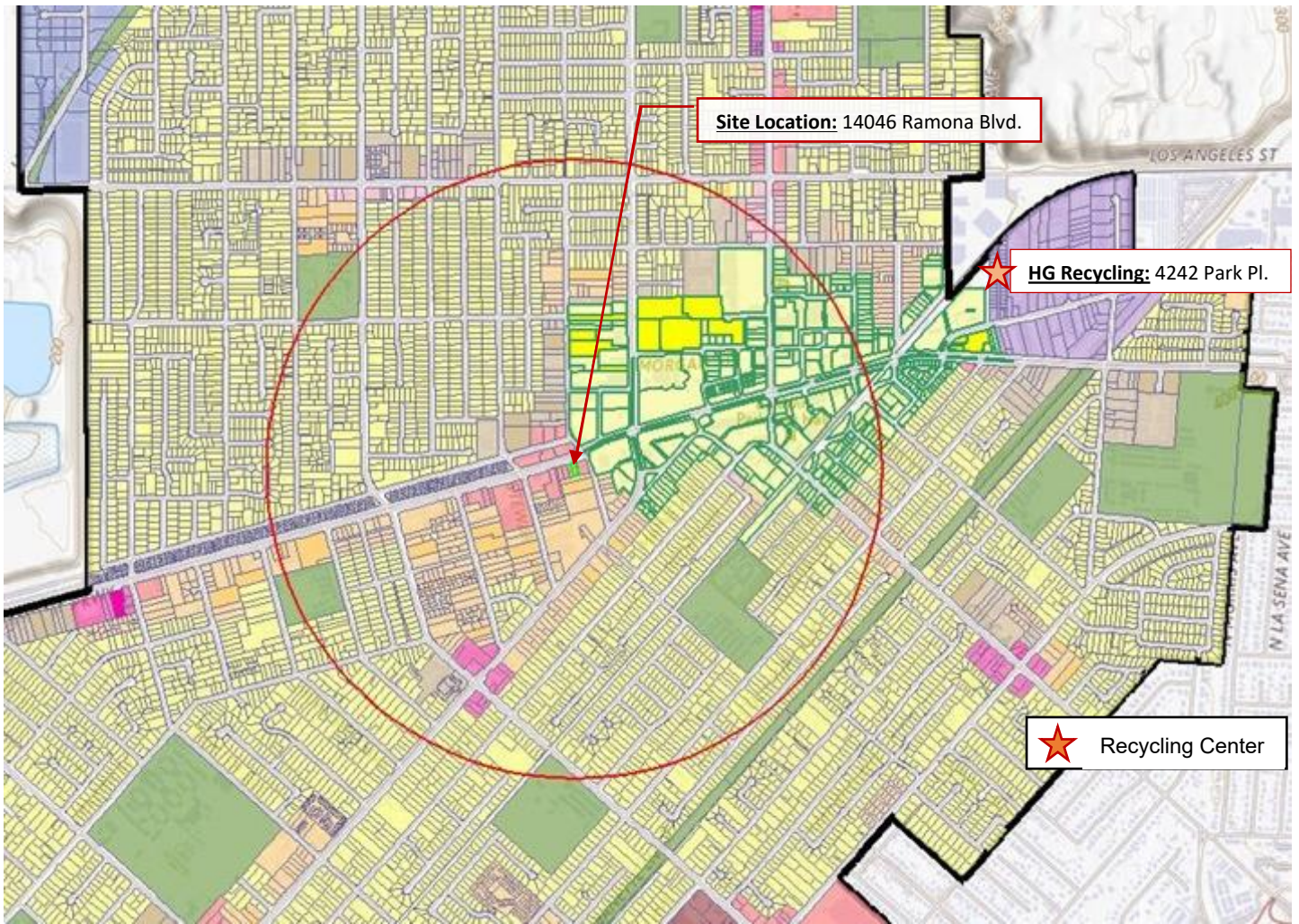


Image #1: 3,000 Radius Buffer of Surrounding Properties from 14046 Ramona Blvd

The applicant currently operates one recycling facility in the City of Anaheim and collectively has almost 22 years of experience in running and managing recycling facilities. As specified in the applicant's enclosed Operations Plan (Attachment #3), there will be two full-time employees during the operating hours of 10:00 AM to 4:00 PM Thursdays through Tuesdays, as the facility will be closed only on Wednesdays. The materials that will be collected are CRV aluminum cans, glass and plastic bottles. The facility will not accept any other materials and will require that the customer be responsible for proper disposal of unaccepted materials at a different location. However, in the event materials are discarded on the property, the applicant has allocated separate waste bins which will be properly emptied off at the end of the day by employees. Additionally, the applicant will install a floor drain system within the enclosed commercial building for customers to dispose of any liquids remaining from recyclable materials, which will connect directly to the existing sewer system on Ramona Boulevard and comply with all local, county and state requirements regarding disposal of liquids.

(CONTINUED ON THE FOLLOWING PAGE)

OPERATIONS

As noted in the enclosed Operations Plan, the applicant intends to operate the facility fully within the enclosed building, which diminishes the potential noise, odor and impacts, especially when compared to other similar facilities that operate outdoors. Clients will enter the facility from the front access door of the building, employees will inspect the items clients wish to recycle. Once eligible and non-eligible items are sorted and properly discarded, the employee then weighs the recyclable items on an approved scale from the California Weight and Measures Department. The employee then calculates and processes the CRV payment based on the weight of the recyclable materials, following per-pound rates established by Cal-Recycle. Lastly, another employee monitors the parking area of the facility to direct customers to park before depositing their materials inside. . All material deposits are supervised by on-site employees and cameras will be positioned around the perimeter of the facility to provide recorded monitoring of the exterior and interior of the recycling facility.

Should the Planning Commission approve the Conditional Use Permit, conditions of approval have been incorporated in the draft Planning Commission resolution (Attachment #1) to address potential impacts generated by the proposed business. These include: limiting hours of operation; limiting material collection and storage to be indoors; prohibiting the release of fluids within the parking lot; requiring the installation of a “no trespassing” sign on the property to deter loitering at the facility; requiring the facility be maintained free of vermin, litter, and any other undesirable materials; and requiring that the property be swept at the end of each collection day and cleaned weekly.

Conditional Use Permit

The applicant is requesting approval to relocate a previously approved recycling facility from 14038 Ramona Boulevard to a new location 14046 Ramona Boulevard. Since Conditional Use Permits are site specific, the applicant is required to apply for a new permit application rather than an amendment to the previous Conditional Use Permit.

Section 153.050.020 of the City’s Municipal Code outlines that a “Recycling Facility” is a conditionally permitted use in the General Commercial (C-2) zone. Any proposed recycling facility must obtain the approval of a Conditional Use Permit by the City’s Planning Commission.

GENERAL PLAN CONSISTENCY

The project site is designated as “General Commercial” in the City of Baldwin Park General Plan. The proposed project is consistent with the following General Plan goals and policies.

Land Use Goal 1.0 Maintain a balanced mix and distribution of land uses throughout Baldwin Park

Land Use Goal 2.0 Accommodate new development that is compatible with and compliments existing conforming land uses.

FINDINGS OF FACT— CONDITIONAL USE PERMIT

1. **Conditionally Permitted:** *The use is conditionally permitted within the subject zone and complies with the intent of all applicable provisions of this chapter.*

The use is conditionally permitted within the subject zone and complies with the intent of all applicable provisions of this chapter. Table 153.050.020 of the Baldwin Park Zoning Code conditionally permits a small recycling facility with an approval by the City’s Planning

Commission; and

2. **Zone Integrity and Character:** *The use will not impair the integrity and character of the zone in which it is to be located.*

The use will not impair the integrity and character of the zone in which it is to be located. The property is located within the C-2, General Commercial Zone which conditionally allows for recycling uses. The applicant will provide additional security measures and operational buffers to reduce any potential impacts generated from the facility to the surrounding neighborhood. Additionally, conditions of approval are imposed on the project that provide additional limitations on operation and services provided, in which deviation from any of the conditions of approval may result in a revocation of the Conditional Use Permit. Therefore, a new recycling facility within an existing commercially zoned property is consistent with the integrity and character of the zone; and

3. **Site Suitability:** *The subject site is physically suitable for the type of land use being proposed.*

The subject site is physically suitable for the type of land use being proposed. The subject site is currently improved with a commercial office and is a commercially zoned property. As noted in the applicant's operation plan, the facility only requires the use of the interior of the commercial office building, which provides more than sufficient area for the storage, sorting and collection of recyclable materials for daily operations. Furthermore, all waste that may be collected from the proposed use will be stored in an approved 1.5 cubic yard waste bin which will be serviced by the local waste disposal company (Waste Management). With all existing and proposed improvements to the subject site, the proposed business can adequately operate at the proposed location without creating any additional impacts to the surrounding area; and

4. **Existing Compatibility:** *The use is compatible with any land uses presently on the subject property*

The proposed small recycling facility will provide a complimentary service to the surrounding community to have access to a recycling service. As shown in the proximity map included in the Staff Report, the nearest recycling facility use is more than 5,000 feet away from the proposed business. The allowance of a new small recycling center at the subject site provides an additional service for nearby residents and customers, providing closer service options; and

5. **Future Compatibility:** *The use will be compatible with existing and future land uses within the zone and the general area in which the proposed use is to be located*

The use will be compatible with existing and future land use within the zone and the general area in which the proposed use is to be located. The use of the property is a vacant commercial zoned property and is compatible with existing and future land uses within the C-2, General Commercial zone and the general area in which the use is located; and

6. **Utilities and Services:** *Adequate provisions for water, sewer and public utilities and services are available to ensure that the use will not be detrimental to public health and safety*

Adequate provisions for water, sewer and public utilities and services are available to ensure that the use will not be detrimental to public health and safety, in that the proposed use will be located within an existing building with already established utilities. Furthermore, the project site is within an area where all utilities and public improvements are readily available; and

7. **Public Access:** *Adequate provisions for public access are available to serve the use*

Adequate provisions for public access are available to serve the use in that the site has sufficient access to streets and highways adequate in width and pavement to carry the quantity and quality of limited traffic generated by the proposed use. The property has direct access from Ramona Boulevard, which is designated as a major arterial road in the City of Baldwin Park's General Plan 2020. Furthermore, the property has an ADA parking space to accommodate customers with disabilities; and

8. **General Plan Consistency:** *The use is consistent with the General Plan*

The use is consistent with the General Plan in that the proposed recycling center will provide an ancillary service for surrounding commercial businesses on Ramona Boulevard as well as provide greater flexibility and proximity for residents and customers who solicit said recycling services. The project will not hinder the General Plan's goals and policies in that it will within Goal 17.0 of the Land Use Element by promoting Commercial/Industrial developments in the appropriate zoning designation; and

9. **Safety and Welfare:** *The use will not be detrimental to the public interest, health, safety, convenience or welfare*

The use will not be detrimental to public interest, health, safety, convenience or welfare in that the proposed use will be located adjacent to existing buildings which will be identical in use and all activity of the business will be screened from the public view. It will also follow Section 130.30 through 130.44 of the Municipal Code regarding noise standards and be conducting their recycling business during the approved business hours of 10 AM to 4 PM Thursday through Tuesday.

CEQA REVIEW

THE CONDITIONAL USE PERMIT APPLICATION CP 25-06 IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15303 CLASS 3 (NEW CONSTRUCTION OF CONVERSION OF SMALL STRUCTURES), IN THAT IT IS LIMITED TO THE USE OF A RECYCLING FACILITY WITHIN AN EXISTING COMMERCIAL PROPERTY, WHERE SAID RECYCLING FACILITY USE IS A CONDITIONALLY PERMITTED USE IN THE GENERAL COMMERCIAL (C-2) ZONING DISTRICT. THEREFORE, NO FURTHER ENVIRONMENTAL ANALYSIS IS REQUIRED. A NOTICE OF PUBLIC HEARING WAS POSTED AT CITY HALL ON **THURSDAY, SEPTEMBER 25, 2025**. PUBLIC HEARING NOTICES WERE MAILED TO ALL PROPERTY OWNERS WITHIN A 300-FOOT RADIUS OF THE SUBJECT SITE AND THE NOTICE WAS PUBLISHED IN THE LOCAL ADJUDICATED NEWSPAPER ON THE SAME DAY.

LEGAL REVIEW

This report has been reviewed and approved by the City Attorney as to legal form and content.

ATTACHMENTS

1. PC Resolution No. 25-19
 2. Project Plans and Site Photographs
 3. Operations Plan
 4. Vicinity Map
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Attachment #1

PC Resolution No. 25-19

RESOLUTION PC 25-19

“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BALDWIN PARK ADOPTING THE FINDINGS OF FACT AND APPROVING A CONDITIONAL USE PERMIT TO ALLOW FOR A RECYCLING FACILITY, PURSUANT TO TABLE 153.050.020 IN THE CITY’S MUNICIPAL CODE (LOCATION: 14046 RAMONA BOULEVARD; APPLICANT: JOSHUA LAUREANO; CASE NUMBER: CP 25-06)

THE PLANNING COMMISSION OF THE CITY OF BALDWIN PARK DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The Planning Commission of the City of Baldwin Park does hereby find, determine, and declare as follows:

(a) An application (“Application”) for a Conditional Use Permit was submitted on behalf of the owner of certain real property, located at 14046 Ramona Boulevard in the City of Baldwin Park, described more particularly in the Application on file with the City Planner; and

(b) The Application was sought to approve a Conditional Use Permit for a Recycling Facility, pursuant to Table 153.050.020 in the City’s Municipal Code; and

(c) A duly noticed public hearing was held on October 8, 2025, and said Application by the Planning Commission, and based upon evidence presented including applicable staff reports and each member of the Commission being familiar with the property, it was determined that the facts as required by the Baldwin Park Municipal Code for the granting of such Application are present and that the Conditional Use Permit should be granted, subject to the terms of this Resolution; and

(d) Each fact set forth in the staff report dated October 8, 2025 from Yadira Carmona, Assistant Planner to the Chair and Planning Commissioners (“Staff Report”) is true and correct.

SECTION 2. The Planning Commission does hereby adopt the following Findings of Fact applicable to all Conditional Use Permits:

(a) Conditionally Permitted. The use is conditionally permitted within the subject zone and complies with the intent of all applicable provisions contained within Table 153.050.020 related to the General Commercial (C-2) zone in the City’s Municipal Code at all times; and

(b) Zone Integrity and Character. The use will not impair the integrity and character of the zone in which it is to be located. The property is located within the C-2, General Commercial Zone which conditionally allows for recycling uses. The applicant will provide additional security measures and operational buffers to reduce any potential impacts generated from the facility to the surrounding neighborhood. Additionally, conditions of approval are imposed on the project that provide additional limitations on operation and services provided, wherein deviation from any of the conditions of approval may result in a revocation of the Conditional Use Permit. Therefore, a new recycling facility within an existing Commercially zoned property is consistent with the integrity and character of the zone; and

(c) Site Suitability. The subject site is physically suitable for the type of land use being proposed. The subject site is currently improved with a metal fabrication shop/commercial office and is commercially zoned property. As noted in the applicant's operation plan, the facility only requires the use of the interior of the commercial office building, which provides more than sufficient area for the storage, sorting and collection of recyclable materials for daily operations. Furthermore, all waste that may be collected from the proposed use will be stored in an approved 1.5 cubic yard waste bin which will be serviced by the local waste disposal company (Waste Management). With all existing and proposed improvements to the subject site, the proposed business can adequately operate at the proposed location without creating any additional impacts to the surrounding area; and

(d) Existing Compatibility. The proposed recycling facility will provide a complimentary service to the surrounding community to have access to a recycling service. As shown in the proximity map included in the Staff Report, the nearest recycling facility use is more than 5,000 feet away from the proposed business. The allowance of a new recycling center at the subject site provides an additional service for nearby residents and customers, providing for closer service options; and

(e) Future Compatibility. The use will be compatible with existing and future land uses within the zone and the general area in which the proposed use is to be located. The use of the property is a unoccupied commercial zoned property and is compatible with existing and future land uses within the C-2, General Commercial zone and the general area in which the use is located; and

(f) Utilities and Services. Adequate provisions for water, sewer and public utilities and services are available not only for the subject property but for the entire urbanized city. The site is currently connected to utility services and therefore will not be detrimental to public health and

safety; and

(g) Public Access. The site in question where the recycling facility will be located has sufficient access to a major arterial street (Ramona Boulevard), adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use. The anticipated increase in traffic will be minimal; and

(h) General Plan Consistency. The use is consistent with the General Plan in that the proposed recycling center will provide an ancillary service for surrounding commercial businesses on Ramona Boulevard as well as provide greater flexibility and proximity for residents and customers who solicit said recycling services. The project will not hinder the General Plan's goals and policies in that it will within Goal 17.0 of the Land Use Element by promoting Commercial/Industrial developments in the appropriate zoning designation; and

(i) Safety and Welfare. Staff has determined that the use will not be detrimental to public interest, health, safety, convenience or welfare in that the proposed use will be located adjacent to existing buildings which will be identical in use and all activity of the business will be screened from the public view. It will also follow Section 130.30 through 130.44 of the Municipal Code regarding noise standards, and be conducting their recycling business during the hours of 10 am to 4 pm Thursdays through Tuesdays.

SECTION 3. The Application, as herein above described below, and the same is hereby approved subject to the following conditions:

(a) The applicant surrenders all rights and privileges associated with Conditional Use Permit CP 25-03, which was for approval of a recycling business at 14038 Ramona Boulevard. Conditional Use 25-03 and the associated Resolution 25-13 shall be considered void; and

(b) That the property shall be developed and maintained in substantial accordance with Attachments 1 - 4 to the staff report for CP 25-03, dated October 8, 2025; and

(c) That the use shall be operated and the subject property be maintained in a neat and orderly manner; and the site shall be kept free of litter and that all graffiti (throughout the property) shall be removed within twenty-four (24) hours at the expense of the applicant and/or owner; and

(d) At least one sign that is visible from the public right of way shall state which materials are accepted and which are prohibited; and

(e) That a “no trespassing” sign be installed on the premises, subject to the review and approval by the City Planner; and

(f) Trash cans shall be provided for patrons and emptied daily; and

(g) A floor drain that connects to the sewer shall be installed prior to issuance of a business license; and

(h) Illegal dumping shall be discouraged through the installation of at least one sign visible from the public right of way; and

(i) Illegally dumped items on the property or on the sidewalk immediately adjacent to the property shall be collected and disposed of by facility staff daily; and

(j) That the transferring of recyclable materials between containers, including glass, aluminum, etc. shall be done inside the building; and

(k) Collected recyclable materials shall be stored indoors. Outdoor storage or staging is expressly prohibited; and

(l) That any fluids collected from recyclable materials shall be disposed of within an appropriate drain within the building. Fluids may not be dumped on the parking lot; and

(m) That the facility shall be maintained free of vermin, litter, and any other undesirable materials, and be swept at the end of each collection day and cleaned weekly; and

(n) The facility attendants shall sweep the property and the sidewalk immediately adjacent to the property at least once daily; and

(o) A trash enclosure that complies with NPDES shall be constructed prior to the issuance of a business license; and

(p) That all facility attendants shall wear a uniform during all times of operation, and the site shall be patrolled once per day to ensure cleanliness and security; and

(q) That no power-driven processing equipment shall be employed on the property; and

(r) That the Applicant is prohibited from causing or allowing the deposit or disposal hazardous substances at the property. The Applicant

shall be responsible for any clean-up and decontamination on or off the property necessitated by the introduction of hazardous substances. The phrase "hazardous substance", as used herein, has the same meaning as the phrase used under Section 25359.7 of the California Health and Safety Code; and

(s) That the Applicant shall comply with and maintain compliance with the city's National Pollutant Discharge Elimination System (NPDES) requirements; and

(t) The Applicant shall demolish the existing shed located at the rear of the property prior to issuance of Certificate of Occupancy; and

(u) The Applicant shall bring into compliance all Handicap parking spaces per current building code (this includes proper signage and restriping); and

(v) The Applicant shall landscape the existing planter boxes on the property and all plants must be approved by City Planner prior to installation; and

(w) That the Applicant shall obtain any all applicable City approvals including Building Division, Engineering Division, and LA County Fire, prior to obtaining a business license from the City of Baldwin Park; and

(x) That any proposed changes to the approved plan shall be considered by the Planning Division, Building Division, and Los Angeles County Fire, and shall require written authorization of the City Planner prior to implementation; and

(y) That except for all ongoing conditions of approval, the Applicant shall comply with all conditions of approval within one (1) year of the effective date of this Resolution PC 25-19 or CP 25-06 shall become null and void; and

(z) That the application shall sign a notarized affidavit within ten (10) days after the date of this resolution stating that the applicant has read and accepts all of the conditions of approval.

SECTION 4. The Secretary shall certify to the adoption of this Resolution and forward a copy hereof to the City Clerk and the Applicant.

PASSED AND APPROVED this 8th day of October, 2025.

GEN ESCOBOSA, CHAIR
BALDWIN PARK PLANNING COMMISSION

ATTEST:

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } ss.
CITY OF BALDWIN PARK }

I, NICK BALDWIN, Secretary of the Baldwin Park Planning Commission, do hereby certify that the foregoing Resolution No. PC 25-19 was duly and regularly approved and adopted by the Planning Commission at a regular meeting thereof, held on the 8th day of October 2025 by the following vote:

AYES: COMMISSIONERS: _____

NOES: COMMISSIONERS: _____

ABSTAIN: COMMISSIONERS: _____

ABSENT: COMMISSIONERS: _____

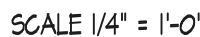
NICK BALDWIN
PLANNING COMMISSION SECRETARY

Attachment #2
Project Plans

1. AT TIME OF ISSUANCE, CONTRACTOR SHALL SHOW THEIR VALID WORKERS COMPENSATION INSURANCE CERTIFICATE.
2. THE CONTRACTOR SHALL MEET ALL REQUIREMENTS OF THE STATE OF CALIFORNIA TITLE 24 REGARDLESS OF THE INFORMATION INDICATED ON THESE PLANS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS TO ENSURE THAT THE WORK IS DONE IN ACCORDANCE WITH CODE REQUIREMENTS PRIOR TO REQUESTING INSPECTION.
4. ALL SOILS AND WASTES SHALL BE DEPOSITED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONTAMINATED WASTES ON SITE UNTIL THEY CAN BE DISPOSED OR AS SOLID WASTE.
5. SEVERE WEATHER SHALL BE MONITORED TO PREVENT DAMAGE TO THE PROJECT OR VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADSWAYS MUST BE STABILIZED SO AS NOT TO BE WASHED DOWN. WHEN BEING DEPOSITED, ALL MATERIALS MUST BE IMMEDIATELY COVERED WITH A TARP. ALL MATERIALS MUST BE COVERED IMMEDIATELY AND NOT BE EXPOSED TO RAIN OR OTHER MEANS.
6. ALL MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
7. ALL CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSED BY WIND.
8. ALL SOLID WASTES AND OTHER TOXIC MATERIALS MUST BE STORED IN CONTAINERS WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL OR WATER. MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED BY THE FORCES OF WIND OR WATER. ALL MATERIALS MUST BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS THAT NOT BE WASHED INTO THE PUBLIC DRAINAGE SYSTEM SHALL BE REMOVED FROM THE SITE.
9. THE ISSUANCE OF A FERTILIT SHALL NOT PREVENT THE BUILDING OFFICIAL FROM REQUIRING THE CORRECTION OF ERRORS ON THESE PLANS OR RECORDS IN ACCORDANCE WITH THE CITY OF BURBANK ORDINANCES AND CITY ENGINEER, CITY CLERK, RELEVANT LAWS, ORDINANCES, RULES AND/OR REGULATIONS.
10. THE SITE SHALL BE FENCED IN ACCORDANCE WITH THE CITY OF BURBANK MUNICIPAL CODE AND/OR THE PLANNING DIVISION CONDITIONS OF APPROVAL. UNTIL THE PROJECT IS FINALIZED OR THE PROJECT IS READY TO BE REOPENED TO THE PUBLIC, THE FENCING DIVISION, 24 HOUR SECURITY SHALL BE PROVIDED ANY TIME THE FENCING CAN NOT BE MAINTAINED SAFELY.
11. ALL MATERIALS AND WASTES MUST BE OBTAINED FROM THE CITY OF LOS ANGELES PUBLIC WORKS DEPARTMENT PRIOR TO PLACEMENT OF ANY.
12. THE CONSTRUCTION MATERIALS SHALL BE OBTAINED FROM THE CITY OF LOS ANGELES PUBLIC WORKS DEPARTMENT PRIOR TO PLACEMENT OF ANY.
13. THE SOUTH CASH AREA QUALITY MANAGEMENT DISTRICT (SCAQMD) SHALL BE NOTIFIED IN ACCORDANCE WITH CALIFORNIA STATE LAW PRIOR TO START OF CONSTRUCTION. THE SCAQMD SHALL BE NOTIFIED BY TELEPHONE AND BY MAIL. THE QUALITY MANAGEMENT DISTRICT OFFICE IS LOCATED AT 21865 COMLEY DRIVE IN DIAMOND BAR, PHONE NO (909) 396-2000. BE ADVISED, SCAQMD HAS A 24 HOUR HOTLINE TO REPORT SPILLS OR OIL SPILLS AT (909) 396-2000.
14. ALL CONCRETE AND /OR DECOLORATIVELY PAVED WALKS SHALL SCOPE AWAY 18" FROM THE CURB.
15. SITE DRAINAGE TO BE MIN. SLOPE OF 1/4" PER FT. AND TO BE DRAIN TO STREET.
16. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED WALKWAY TO THE CURB. ALL WALKWAYS SHALL BE SECURED BY CHAINS (POUWER PULKS), PULK BOXES, TRANSFORMERS, VAULTS, PUPS, VALVES, METERS, APPURTENANCES, ETC OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL BE NOTIFIED BY TELEPHONE AND BY MAIL. THE SCAQMD SHALL BE NOTIFIED BY TELEPHONE AND BY MAIL. THE SCAQMD SHALL BE NOTIFIED BY TELEPHONE AND BY MAIL. THE SCAQMD SHALL BE NOTIFIED BY TELEPHONE AND BY MAIL.
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2. ELECTRICAL SERVICE FOR THIS PROJECT TO BE EXISTING.
3. CONVENIENCE OF ACCESS TO ALL ELECTRICAL PANELS, TRANSFORMERS TOPS WITHIN 6 FEET OF THE KITCHEN SINK, OUTDOORS AND IN GARAGES & BARBETTES; OTHER THAN FOR LAUNDRY AND SIMILAR ELECTRICAL EQUIPMENT SHALL BE GFI PROTECTED. NEC, ARTICLE 210-8.
4. ELECTRICAL SYSTEM GROUND TO BE PROVIDED PER CFC, ARTICLE 180-8.
5. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTERIOR. DETECTORS OCCURRING IN COMMON AREAS REQUIRE APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS OR REPLACEMENT, EXCEEDING ONE THOUSAND DOLLARS (\$1000). (R)
6. (R)512 CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 512.01. (R)512.01 FOR EXISTING BUILDINGS AND NEW CONSTRUCTION, CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN DWELLING UNITS WHERE EITHER OR BOTH OF THE FOLLOWING CONDITIONS EXIST: (R)512.02 WHERE AN ADDITION IS MADE TO AN EXISTING BUILDING, OR WHERE A SURVEY HAS DETERMINED THAT THERE IS A RISK OF AN EXISTING/QUELLING, NOT PREVIOUSLY REQUIRED TO BE PROVIDED, CARBON MONOXIDE ALARMS. CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R512.
7. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R502.01. LIGHT SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDELES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R503.1)
8. INTERIOR AND EXTERIOR STAIRS SHALL BE ILLUMINATED (R503.2)
9. RECEPTICAL FACILITIES SHALL BE INSTALLED SO AS TO COMPLETELY SERVE THE USE OF THE SPACE AND THAT THE FOLLOWING SHALL BE MET:
 - a. ALL 125-VOLT, 15- AND 20- AMPERE RECEPTICALS IN DWELLINGS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R501.01.
 - b. EXHAUST FANS WITH INTEGRAL LIGHTING SYSTEM SHALL BE SWITCHES SEPARATELY FROM LIGHTING SYSTEM OR HAVE A LIGHTING THAT CAN BE OPERATED INDEPENDENTLY OF THE LIGHTING SYSTEM TO CONTINUE TO OPERATE FOR AN EXTENDED PERIOD OF TIME.
10. LAUNDRY AND BATHING AREAS SHALL BE PROVIDED WITH LAUNDRY SINKS. LAUNDRY SINKS SHALL BE HIGH EFFICIENCY OR MANUAL-ON OCCUPANCY SENSOR OR DIMMER

- AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE RIGID GAS LINE ON THE DOWN STREAM SIDE OF THE GAS METER. THE VALVE SHALL BE LOCATED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE RIGID GAS LINE. THE VALVE SHALL BE INSTALLED PER COMMERCIAL ADDITIONS AND IT WORKS OVER 10/20/20.
- SEPARATE PLUMBING PERMIT IS REQUIRED
- PLUMBING FIXTURES ARE TO BE DIRECTLY CONNECTED TO A SANITARY SEWER BOR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R636.3)
- PLUMBING FIXTURES SHALL BE CONNECTED TO AN APPROVED WATER SUPPLY: KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, CLOSET AND TOILET SINKS, AND SINKS IN BATHS. SINKS SHALL BE PROVIDED WITH HOT AND COLD WATER (R366.4)
- PROVIDE ULTRA-LOW FLOW WATER REGULATOR FOR ALL NEW CONSTRUCTION. THE REGULATOR SHALL BE INSTALLED TO BE ADAPTED FOR LOW WATER CONSUMPTION.
- BATHROOMS SHALL BE PROVIDED WITH ONE ABOVE-BATHTUB SHOWER WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE, SUCH AS WALL SURFACES SHALL BE FINISHED TO A FINISH SPRINKLER SYSTEM SHALL HAVE ABOVE THE FLOOR (R370.12)
- WATER HEATER MUST BE STRAPPED TO WALL (SEC. 505.0 CFC) HOSE SHOWN 1003
- APPROVED BACKFLOW PREVENTION DEVICES SHALL BE USED
- SPRINKLER SYSTEMS MUST BE APPROVED BY THE MECHANICAL DIVISION PRIOR TO INSTALLATION.
- A FIRE ALARM AND NOTIFICATION SYSTEM IS REQUIRED, THE ALARM SYSTEM MUST BE APPROVED BY THE FIRE DEPARTMENT (SECTION 901.10, PER 901.10.1, PER 901.10.2, PER 901.10.3, PER 901.10.4, PER 901.10.5, PER 901.10.6, PER 901.10.7, PER 901.10.8, PER 901.10.9, PER 901.10.10, PER 901.10.11, PER 901.10.12, PER 901.10.13, PER 901.10.14, PER 901.10.15, PER 901.10.16, PER 901.10.17, PER 901.10.18, PER 901.10.19, PER 901.10.20, PER 901.10.21, PER 901.10.22, PER 901.10.23, PER 901.10.24, PER 901.10.25, PER 901.10.26, PER 901.10.27, PER 901.10.28, PER 901.10.29, PER 901.10.30, PER 901.10.31, PER 901.10.32, PER 901.10.33, PER 901.10.34, PER 901.10.35, PER 901.10.36, PER 901.10.37, PER 901.10.38, PER 901.10.39, PER 901.10.40, PER 901.10.41, PER 901.10.42, PER 901.10.43, PER 901.10.44, PER 901.10.45, PER 901.10.46, PER 901.10.47, PER 901.10.48, PER 901.10.49, PER 901.10.50, PER 901.10.51, PER 901.10.52, PER 901.10.53, PER 901.10.54, PER 901.10.55, PER 901.10.56, PER 901.10.57, PER 901.10.58, PER 901.10.59, PER 901.10.60, PER 901.10.61, PER 901.10.62, PER 901.10.63, PER 901.10.64, PER 901.10.65, PER 901.10.66, PER 901.10.67, PER 901.10.68, PER 901.10.69, PER 901.10.70, PER 901.10.71, PER 901.10.72, PER 901.10.73, PER 901.10.74, PER 901.10.75, PER 901.10.76, PER 901.10.77, PER 901.10.78, PER 901.10.79, PER 901.10.80, PER 901.10.81, PER 901.10.82, PER 901.10.83, PER 901.10.84, PER 901.10.85, PER 901.10.86, PER 901.10.87, PER 901.10.88, PER 901.10.89, PER 901.10.90, PER 901.10.91, PER 901.10.92, PER 901.10.93, PER 901.10.94, PER 901.10.95, PER 901.10.96, PER 901.10.97, PER 901.10.98, PER 901.10.99, PER 901.10.100, PER 901.10.101, PER 901.10.102, PER 901.10.103, PER 901.10.104, PER 901.10.105, PER 901.10.106, PER 901.10.107, PER 901.10.108, PER 901.10.109, PER 901.10.110, PER 901.10.111, PER 901.10.112, PER 901.10.113, PER 901.10.114, PER 901.10.115, PER 901.10.116, PER 901.10.117, PER 901.10.118, PER 901.10.119, PER 901.10.120, PER 901.10.121, PER 901.10.122, PER 901.10.123, PER 901.10.124, PER 901.10.125, PER 901.10.126, PER 901.10.127, PER 901.10.128, PER 901.10.129, PER 901.10.130, PER 901.10.131, PER 901.10.132, PER 901.10.133, PER 901.10.134, PER 901.10.135, PER 901.10.136, PER 901.10.137, PER 901.10.138, PER 901.10.139, PER 901.10.140, PER 901.10.141, PER 901.10.142, PER 901.10.143, PER 901.10.144, PER 901.10.145, PER 901.10.146, PER 901.10.147, PER 901.10.148, PER 901.10.149, PER 901.10.150, PER 901.10.151, PER 901.10.152, PER 901.10.153, PER 901.10.154, PER 901.10.155, PER 901.10.156, PER 901.10.157, PER 901.10.158, PER 901.10.159, PER 901.10.160, PER 901.10.161, PER 901.10.162, PER 901.10.163, PER 901.10.164, PER 901.10.165, PER 901.10.166, PER 901.10.167, PER 901.10.168, PER 901.10.169, PER 901.10.170, PER 901.10.171, PER 901.10.172, PER 901.10.173, PER 901.10.174, PER 901.10.175, PER 901.10.176, PER 901.10.177, PER 901.10.178, PER 901.10.179, PER 901.10.180, PER 901.10.181, PER 901.10.182, PER 901.10.183, PER 901.10.184, PER 901.10.185, PER 901.10.186, PER 901.10.187, PER 901.10.188, PER 901.10.189, PER 901.10.190, PER 901.10.191, PER 901.10.192, PER 901.10.193, PER 901.10.194, PER 901.10.195, PER 901.10.196, PER 901.10.197, PER 901.10.198, PER 901.10.199, PER 901.10.200, PER 901.10.201, PER 901.10.202, PER 901.10.203, PER 901.10.204, PER 901.10.205, PER 901.10.206, PER 901.10.207, PER 901.10.208, PER 901.10.209, PER 901.10.210, PER 901.10.211, PER 901.10.212, PER 901.10.213, PER 901.10.214, PER 901.10.215, PER 901.10.216, PER 901.10.217, PER 901.10.218, PER 901.10.219, PER 901.10.220, PER 901.10.221, PER 901.10.222, PER 901.10.223, PER 901.10.224, PER 901.10.225, PER 901.10.226, PER 901.10.227, PER 901.10.228, PER 901.10.229, PER 901.10.230, PER 901.10.231, PER 901.10.232, PER 901.10.233, PER 901.10.234, PER 901.10.235, PER 901.10.236, PER 901.10.237, PER 901.10.238, PER 901.10.239, PER 901.10.240, PER 901.10.241, PER 901.10.242, PER 901.10.243, PER 901.10.244, PER 901.10.245, PER 901.10.246, PER 901.10.247, PER 901.10.248, PER 901.10.249, PER 901.10.250, PER 901.10.251, PER 901.10.252, PER 901.10.253, PER 901.10.254, PER 901.10.255, PER 901.10.256, PER 901.10.257, PER 901.10.258, PER 901.10.259, PER 901.10.260, PER 901.10.261, PER 901.10.262, PER 901.10.263, PER 901.10.264, PER 901.10.265, PER 901.10.266, PER 901.10.267, PER 901.10.268, PER 901.10.269, PER 901.10.270, PER 901.10.271, PER 901.10.272, PER 901.10.273, PER 901.10.274, PER 901.10.275, PER 901.10.276, PER 901.10.277, PER 901.10.278, PER 901.10.279, PER 901.10.280, PER 901.10.281, PER 901.10.282, PER 901.10.283, PER 901.10.284, PER 901.10.285, PER 901.1



NO LOITERING, NO LITTERING & NO MATERIALS SHALL BE LEFT OUTSIDE OF THE
RECYCLING ENCLOSURE OR CONTAINER
NO FREE STANDING SIGNS, PORTABLE SIGNS, OR BANNERS WILL BE ALLOWED

LOT AREA	6,500 SQ. FT.
LOT COVERAGE	5%
(E) COMMERCIAL BUILDING	300 SQ. FT.
(E) PARKING SPACES	8 STANDARD

BUILDING ADDRESS:
14046 RAMONA BLVD.
BALDWIN PARK, CA 91706

A.P.N.: 8553-008-020
TRACT: *4973 EX OF ST
BLK:
LOT: 5

1. GOVERNING CODE
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN BUILDING CODE

3. CONSTRUCTION TYPE:
4. OCCUPANCY GROUP:

ARCHITECTURAL
A-1.0 EXISTING SITE PLAN, EXISTING
PROPOSED FLOOR PLANS



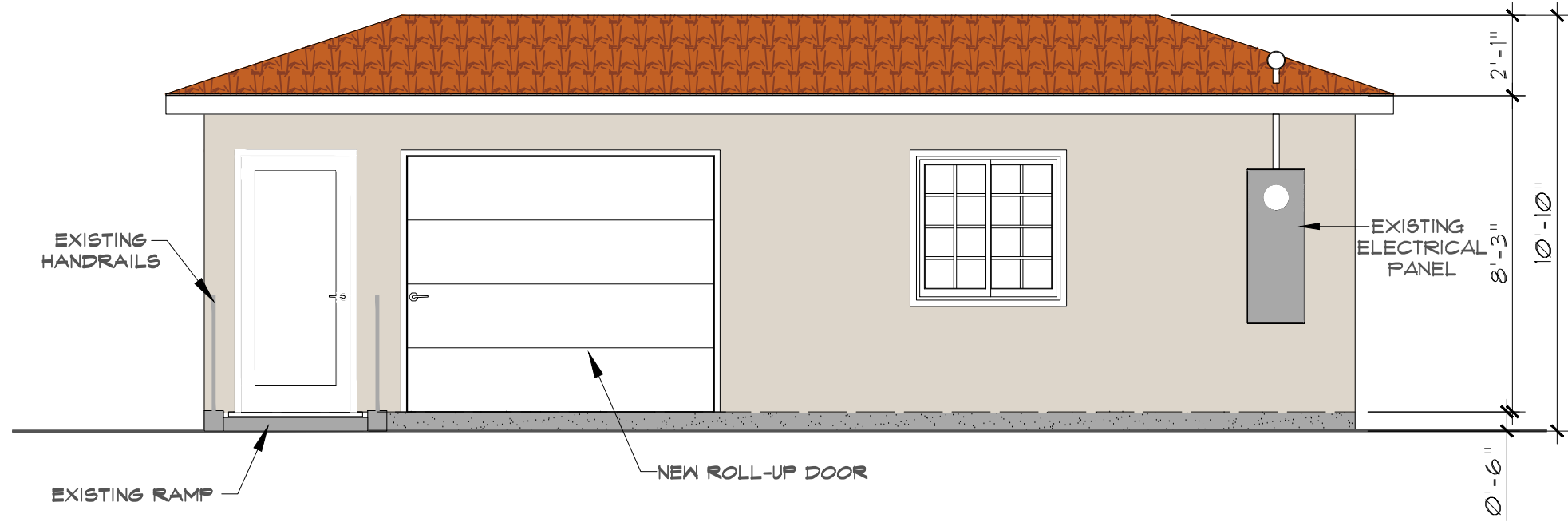
SCALE 1/8" = 1'-0"

ANGELES, CA 90019 PH: 310 980-4552
EMAIL: Fandoffice12@gmail.com

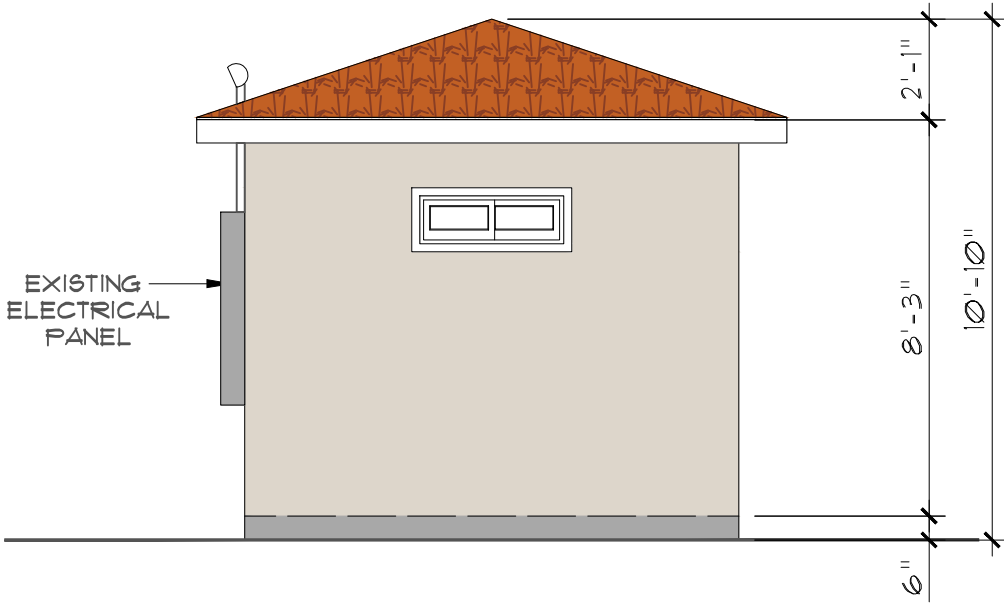
ADDRESS: 14046 RAMONA BLVD. BALDWIN PARK, CA 91706

DRAWING NO.

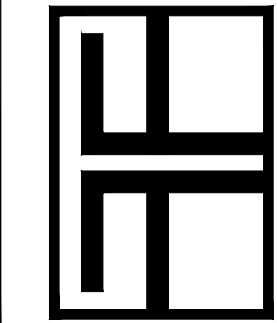
A-1.0



FRONT ELEVATION WEST
SCALE 1/4" = 1'-0"



SIDE ELEVATION SOUTH
SCALE 1/4" = 1'-0"



F&F DRAFTING AND DESIGN
RICHARD E. WILLIAMS
6001 WHITWORTH DRIVE, SUITE 4
LOS ANGELES, CA 90019 PH: 310 980-4552
EMAIL: FandfOffice12@gmail.com

CLIENT: LAUR METALS COMPANY 4627 TELEGRAPH ROAD LOS ANGELES, CA 90022			
REVISIONS:	✓	NO.	DATE:

PROJECT:	C.U.P. TO CHANGE FROM A OFFICE TO RECYCLING BUY BACK CENTER
	SHEET TITLE: COLORED EXTERIOR ELEVATIONS
	ADDRESS: 14046 RAMONA BLVD. BALDWIN PARK, CA 91706 APN: 8553-009-020

DATE:	06-06-2025
SCALE:	AS NOTED

DRAWING NO.
A-2.0

Attachment #3
Operations Plan

OPERATIONAL PROCEDURE FOR RECYCLING FACILITY AT 14046 RAMONA BLVD. BALDWIN PARK, CA 91706

This document outlines the daily operations of the CRV recycling facility, which plans to accept and redeem California Refund Value (CRV) beverage containers from the general public.

FACILITY INFORMATION:

- Address: 14046 Ramona Blvd. Baldwin Park, CA 91706
- Hours of Operation : Daily 10:00 A.M to 4:00PM. Closed on Wednesdays.
- Entry Points: Customers will enter the parking area through the driveway off Ramona Blvd. An Outside Parking Attendant will be available to guide visitors to the correct areas, ensuring a smooth flow and minimizing confusion. Customers can use the front door or larger entrance when the roll up doors are opened in the front of the building for access. Directional signs will be posted.
- Accepted Materials: The recycling center accepts CRV aluminum, plastic and glass materials for redemption during listed hours of operation.
- We are not responsible for scrap materials or non-recyclable items. Any items that we are unable to accept for recycling will be returned to the customer, who will be responsible for taking them back. Non-recyclable materials that customers do not wish to take back can be placed in the designated Black Bin for proper storage until the end of the day, when they will be removed. Liquids emptied from containers should be disposed of via the floor drain system.

NO TRASH STORAGE OR DISPOSAL:

To maintain a clean and organized facility, no items-whether recyclable or non-recyclable-or trash will be stored or allowed to be disposed of within the facility's perimeter.

SECURITY AND SURVEILLANCE:

To ensure the safety and security of both the facility and its visitors, a comprehensive security system will be in place.

- Exterior Cameras: Security cameras will be installed on the outside of the facility to monitor the parking lot, where the Outside Parking Attendant will be stationed.
- Perimeter Monitoring: Additional cameras will be positioned around the perimeter of the facility to provide full coverage of the surrounding area.
- Indoor Cameras: Indoor cameras will be strategically placed throughout the facility to monitor activity inside, ensuring the safety and security of both personnel and visitors.

- Live Monitoring: All cameras will provide a live feed to our main office headquarters, where they will be monitored 24/7 to ensure the safety and security of the facility and its operations.

TRASH BINS FOR MATERIAL STORAGE:

The following 96-gallon trash bins with lids will be used by the attendant to store materials throughout the day. At the end of each operational day, the contents will be emptied, and the bins will be cleaned and ready for use the next day.

- Green Bins (10 units): For storing plastic CRV materials.
- Gray Bins (10 units): For storing aluminum CRV materials.
- Blue Bins (10 units): For storing glass CRV materials.
- Black Bin (1 unit): Designated for non-CRV scrap materials that customers do not wish to take back, ensuring they are properly stored and kept separate from the regular recycling stream. This helps prevent these items from becoming litter on the street.

LIQUID DISPOSAL:

To comply with local regulations, a floor drain system will be installed within the commercial unit, connecting to the existing sewer lateral servicing the project site. This system will meet the relevant local, county, and/or state codes that detail the requirements for disposing of liquid waste into the existing sewer system, as outlined by Public Works.

EMPLOYEE ROLES AND RESPONSIBILITIES:

Two employees are assigned during operating hours, each with specific duties:

- Employee 1 - Inside Attendant
 - Interacts directly with customers inside the facility.
- Employee 2 - Outside Parking Attendant
 - Responsible for managing customer parking in the designated lot.
 - Ensures there is ample parking space and directs vehicles to the appropriate areas.
 - Monitors and maintains the cleanliness and organization of the exterior.
- Uniforms and Identification: Employees will wear a company-issued shirt/uniform during their shifts. This ensures that customers can easily identify staff members and receive assistance as needed.
- Employee Parking: Employees are not permitted to park in the parking lot to ensure ample parking availability for customers. As employees will be using public transportation for their commute, no parking spaces are required.

FACILITY AIR QUALITY:

To ensure a comfortable and safe environment for both employees and customers, the facility is equipped with a California Air Resources Board (CARB) certified air cleaning device. This device is designed to filter and reduce odors that may arise. Employees should report any malfunctions or issues with the air cleaning system to the facility manager promptly to ensure continued effectiveness.

CUSTOMER INTERACTION:

- Customers come inside the facility to present CRV beverage containers for redemption.
- Attendant assist by conducting a visual inspection of the containers to verify eligibility based on established criteria (e.g., material type, condition).
- Eligible containers are weighed using a scale approved and sealed by the California weights & measure department.
- The attendant calculates and process the CRV payment based on the weight of the containers, following per-pound rates established by CalRecycle.

END-OF-DAY MATERIAL COLLECTION:

At the end of the operational day, all materials stored in the facility will be collected and prepared for pickup. This includes the contents of the trash bins, which will be emptied and cleaned as part of the process. A designated truck will arrive to remove the materials, and the facility will be reset for the following day's operations. The attendant will assist in loading the materials onto the truck, ensuring proper handling and documentation for inventory tracking.

The attendants will assist in loading the collected materials onto the truck, ensuring proper handling and documentation for inventory tracking.

SIGNAGE:

All necessary signage will be prominently displayed in compliance with state regulations.

- Certification Sign
- "Open" Sign
- "Hours of Operation" Sign
- "Price" Sign

This operational procedure serves as a guideline for the efficient functioning of the CRV recycling facility, ensuring compliance with state regulations, providing excellent customer service, and maintaining a sustainable operation that encourages community recycling efforts.

Attachment #4
Vicinity Map



Vicinity Map

LOCATION: 14046 Ramona Blvd

CASE NUMBER: CP 25-06

DATE: October 8, 2025

