

B.1 The proposed use will be consistent with the adopted General Plan for the area

Williams Recycling Co., Inc. is located in a M2 - heavy industrial zone which is consistent with the general plan in the Florence- Firestone Area. The CUP application was submitted in September of 2020 before the Green Zone was adopted. Our location constructed a block wall fence after the granting of the first CUP in 1980. The company constructed a new office/warehouse, scale and acquired new modern equipment when awarded the 30-year CUP in 1990. The company did as they promised and proposed to LA County. The 30-year permit was important and needed to make the multimillion-dollar improvements that were done and continually improved through the last 3 decades.

The Green zone emphasizes landscape areas and sound walls. This is something that was done 30 years ago at our location. Frontage landscaping was well maintained until the invasion of the RV's on 92nd St. The site is bounded by electrical powerlines on the north. The scattered residential area is to the West and across 92nd St which is mainly 4 lanes.

B.2 The requested use at the location proposed will not:

a. Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area;

b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and

c. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.

Williams Recycling Co., Inc. will not adversely affect the health, peace or welfare of persons residing or working in the surrounded area. Most of our neighbors are industrial uses and residential homes are barely within 500 feet of Green Zone sensitive areas. The first residential area is located across the 4 lanes of 92nd street, behind the strip of M1 businesses (on 92nd), and behind the alley. There are no hazardous materials produced.

The site is bound by electrical power lines and is located off the Alameda Trucking Corridor. Our location is also the approach end of planes flying into LAX. Our equipment has continuously modernized over the last 30 years. The company has made consistent financial improvements and invested in Tier 4 clean emissions equipment.

Trucks that come into our scrap yard do **not** have to go through any residential areas. We are near the corner of Alameda and 92nd street therefore trucks are able to navigate on these major streets (Alameda and 92nd). Trucks do not park and will not idle on our street frontage. The facility has more than adequate parking and room inside.

As a scrap yard we are very attentive to any neighborhood problems. Our customer base consists of industrial and the peddler trade. The peddler trade consists mainly of local residents. The money paid out for scrap stays right in the local area meaning approximately over 8 million dollars a year goes directly into the local neighborhood. There are over 3000 customers in the area that do business with WR.


Williams Recycling has modern, internet software that was developed 25 years ago by the owner. The software enables a picture of each scrap load that enters the scale for weighing. The facility has its own

it own high voltage transformer and several security cameras. The next research/project will be regarding electric machinery and a truck charging station for the future.

B.3 The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area

Williams Recycling Co., Inc. is more than sufficient in size to do the daily work and flow of a scrap yard. The facility has walls, parking, loading areas and landscaping areas. The Sheriff just started a cleanup of the RV's on 92nd street. We will be working to get that part of the frontage clean and presentable again. There is more than adequate employee and customer parking within our gates. Our block wall (built approx. 1980-first CUP) is constantly maintained due to the heavy graffiti problems. The landscaping has always been maintained and we work daily to keep the area clean. (Recently a thief dug up a large fig tree in a landscaping cut out. I mention this so RPC hearing judges and Commissioners understand what happens in these areas.)

The site is an ideal use for heavy industrial as it is surrounded by industrial uses. Scrap recycling is beneficial to the community. Please see ISRI attachment. Our company is involved in two communities- Florence Firestone and Gardena. We have worked with many LA County staff to better our industry and educate them to understand our business. The departments include LA County Advanced Planning, zoning, public works, and the Supervisor's office. I have attached our community involvement and

efforts that we continue.  is the national organization for scrap recycling.

B.4 The proposed site is adequately served: a. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate; and b. By other public or private service facilities as are required

Williams Recycling is adequately served. The adjacent streets are major thoroughfares and no traffic is impacted by the facility. Fire and Sheriff service is nearby and available.