

## REPORT TO THE REGIONAL PLANNING COMMISSION

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DATE ISSUED:	December 5, 2024	
HEARING DATE:	December 18, 2024	AGENDA ITEM: 7
PROJECT NUMBER:	PRJ2023-001163-(1)	
PERMIT NUMBER(S):	Conditional Use Permit No. RPPL2024000241	
SUPERVISORIAL DISTRICT:	1	
PROJECT LOCATION:	15045 Salt Lake Avenue, La Puente, CA 91746	
OWNER:	Arakelian Enterprises Inc	
APPLICANT:	Athens Services	
CASE PLANNER:	Carl Nadela, AICP, Principal Regional Planner cnadela@planning.lacounty.gov	

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### RECOMMENDATION

*The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:*

LA County Planning staff ("Staff") recommends **APPROVAL** of Project Number PRJ2023-001163-(1), Conditional Use Permit ("CUP") Number RPPL2024000241, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motion:

### CEQA:

**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.**

### ENTITLEMENT:

**I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE CONDITIONAL USE PERMIT NUMBER RPPL2024000241 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.**

## **PROJECT DESCRIPTION**

### **A. Entitlement(s) Requested**

Conditional Use Permit (“CUP”) for the installation of a new Compressed Natural Gas (“CNG”) fueling station at an existing solid waste truck yard and storage facility, including a series of compressors, storage tanks and control equipment in an open equipment area of approximately 3,800 square feet, as well as a distribution system composed of one fast-fill dispenser post and 130 slow-fill posts for overnight fueling distributed throughout the truck storage facility, in the M-1-BE (Light Industrial – Billboard Exclusion) Zone pursuant to County Code Section 22.22.030 (Land Use Regulations for Zones M-1, M-1.5, M-2, and M-2.5).

### **B. Project**

The Project is a request for a CUP for a new CNG fueling station at an existing solid waste truck yard and storage facility. The existing truck yard and storage facility was originally established with the approval of Plot Plan (“PP”) 39527 on March 6, 1990, which authorized the remodeling and conversion of the existing facilities at the Project Site for solid waste collection truck and storage yard operations.

The applicant, Athens Services, is proposing to install a permanent CNG fueling system to fuel the trucks that are parked at the subject truck storage facility. The trucks are currently being driven daily to another facility two miles away for refueling. An onsite diesel fueling system that was used to fuel the fleet of collection trucks in the past was removed in 2015 as the entire collection truck fleet is now fueled by CNG.

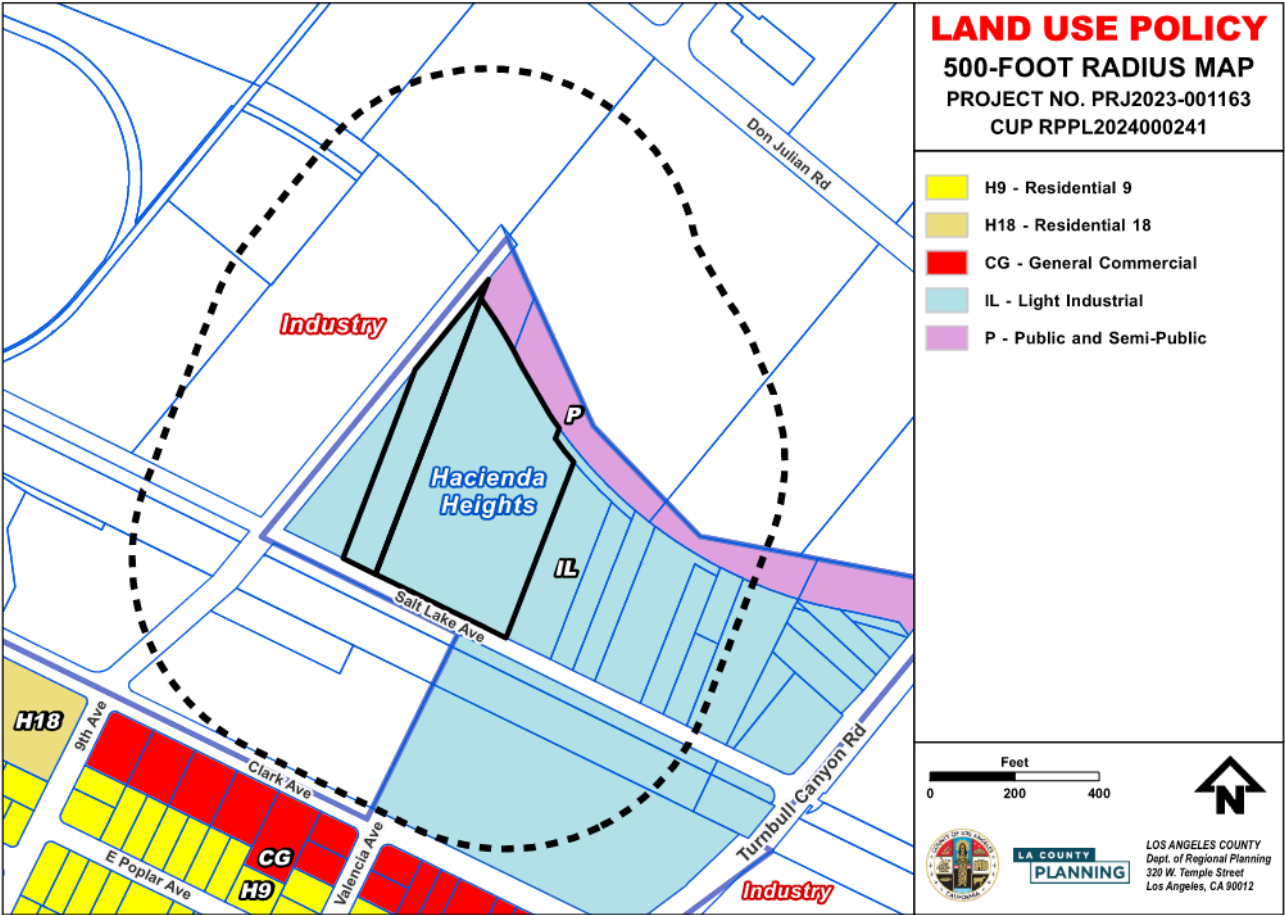
The proposed CNG fueling system will include a series of compressors, storage tanks and control equipment as well as a distribution system located throughout the Project Site composed of one fast-fill dispenser post and 130 slow-fill posts for overnight fueling. An open equipment area of approximately 3,800 square feet is surrounded by an eight-foot-tall block wall and will house compressors, storage tanks, a gas dryer, and a valve panel, all ground mounted on concrete pads. A 230-square-foot shipping type container is also proposed to house additional equipment including an air compressor, air dryer, HVAC equipment, motor control center (MCC) and panels, a transformer, and an electrical breaker panel. A gas meter set will also be installed to regulate the gas pressure and measure the quantity of CNG used.

**SUBJECT PROPERTY AND SURROUNDINGS**

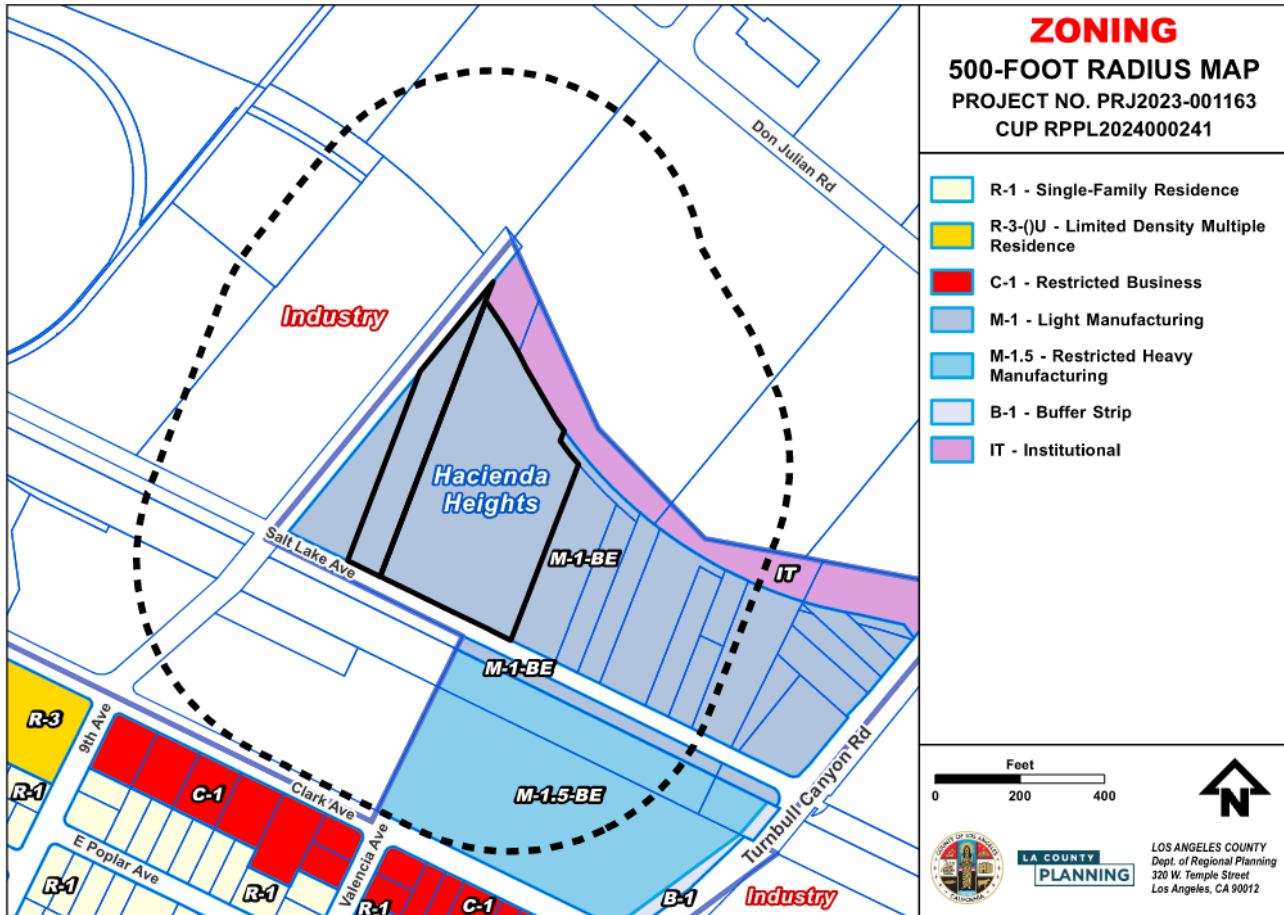
The following chart provides property data within a 500-foot radius:

LOCATION	HACIENDA HEIGHTS COMMUNITY PLAN LAND USE POLICY*	ZONING	EXISTING USES
SUBJECT PROPERTY	IL (Light Industrial)	M-1-BE	Truck storage yard
NORTH	P (Public and Semi-Public, Facilities and Utilities), City of Industry	IT (Institutional), City of Industry	Flood channel, various industrial uses
EAST	IL	M-1-BE	Various industrial uses and storage yards
SOUTH	IL, City of Industry	M-1.5-BE (Restricted Heavy Manufacturing – Billboard Exclusion), City of Industry	Various industrial uses
WEST	IL, City of Industry	M-1-BE, City of Industry	Various industrial uses

\* Note: On May 21, 2024, the Hacienda Heights Community Plan (“Community Plan”) was rescinded with the adoption of the East San Gabriel Valley Area Plan (“Area Plan”). However, since the subject CUP application was deemed complete prior to the adoption of the Area Plan, the CUP is still being reviewed and analyzed under the Community Plan







## PROPERTY HISTORY

### A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
4291	A-2 (Heavy Agricultural)	10/11/1943
5122	A-2-5 (Heavy Agricultural – Five Acre Minimum Required Lot Area)	5/25/1948
6578	M-1 (Light Manufacturing)	11/9/1954
2010000004z	M-1-BE	5/24/2011

### B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
PP No. RPP-200900053	Clean air separator equipment	3/5/2009

PP 39527	Establishment of truck yard and storage facility	3/6/1990
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### C. Violations

No zoning enforcement violations were found on record.

## **ANALYSIS**

### A. Land Use Compatibility

The properties surrounding the Project Site are developed with various industrial uses. The existing truck storage facility at the Project Site is compatible with these surrounding uses. The addition of the proposed CNG refueling station will also be compatible with the underlying truck storage facility currently existing on the property as well as the surrounding industrial uses in the area.

### B. Neighborhood Impact (Need/Convenience Assessment)

The proposed CNG refueling facility will be composed of an approximately 2,000-square-foot, at-grade, equipment area surrounded by eight-foot-high block walls located more than 130 feet away from the public right-of-way of Salt Lake Avenue. The CNG refueling facility will be installed with emergency shut off sensors and will pose a very low risk to the community. The proposed CNG refueling facility will be compatible with all other existing structures at the Project Site. The proposed CNG fueling facility will result in significantly less truck-trips due to the convenience of trucks refueling on site. The trucks parked at the subject truck storage facility are currently being driven daily to another facility two miles away for refueling, which will no longer be needed with the proposed CNG refueling facility. The proposed CNG refueling facility will use existing Gas Company utility gas lines to bring CNG fuel on site and will not need any fuel brought on site through delivery. Thus, the proposed Project will have a significant positive impact on the surrounding neighborhood.

### C. Design Compatibility

The existing truck storage yard has been in operation at the site for more than 30 years. Its design and operations are already well integrated into the industrial character of the surrounding area. The proposed CNG fueling station will only serve the trucks that are already parking at the Project Site. The proposed CNG fueling facility will be composed of an approximately 3,800-square-foot equipment area surrounded by eight-foot-high block walls located more than 130 feet away from the public Right-of-Way of Salt Lake Avenue. A distribution system will be located throughout the Project Site composed of one fast-fill dispenser post and 130 slow-fill posts for overnight fueling. The proposed CNG fueling facility is compatible with all other existing structures at the Project Site. The proposed Project is compatible with the design of the underlying truck storage facility as well as the surrounding industrial uses in the area.

### **GENERAL PLAN/COMMUNITY PLAN CONSISTENCY**

The Project is consistent with applicable goals and policies of the General Plan and Community Plan. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

### **ZONING ORDINANCE CONSISTENCY**

The Project complies with all applicable zoning requirements. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

### **BURDEN OF PROOF**

The applicant is required to substantiate all facts identified by Section 22.158.050 (Conditional Use Permit Findings and Decision Requirements) of the County Code. The Burden of Proof with applicant's responses is attached (Exhibit E – Applicant's Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof.

### **ENVIRONMENTAL ANALYSIS**

Staff recommends that this project qualifies for a Categorical Exemption (Class 1 Exemption, Existing Facilities, and Class 3 Exemption, New Construction or Conversion of Small Structures) under the California Environmental Quality Act ("CEQA") and the County environmental guidelines.

The Project is for the addition of a new CNG refueling facility to an existing 5.74-acre commercial truck yard. The entire Project Site is almost completely paved and there is no native vegetation onsite. The proposed CNG refueling facility will be composed of an approximately 3,800-square-foot equipment area surrounded by eight-foot-high block walls located more than 130 feet away from the public Right-of-Way on Salt Lake Avenue as well as a distribution system located throughout the Project Site composed of one fast-fill dispenser post and 130 slow-fill posts for overnight fueling. All other structures are already existing, and no new construction or physical alteration is proposed, aside from the proposed CNG refueling facility and distribution system. The proposed CNG refueling facility will result in significantly less truck-trips aside from those already currently occurring on the subject property. The trucks parked at the subject truck storage facility are currently being driven daily to another facility two miles away for refueling, which will no longer need to be done once the proposed CNG refueling facility is installed at the Project Site. The proposed CNG refueling facility will use existing Gas Company utility gas lines and will not need any refueling from a delivery truck.

No exceptions to the categorical exemption apply to the Project per Section 15300.2 of the California Code of Regulations. The Project Site is not located within or in close proximity to an environmentally sensitive area, a historical resource, a hazardous waste site, or a scenic highway. No significant effect due to "unusual circumstances" and no cumulative impacts are

anticipated. Therefore, there are no exceptions to the exemptions and County Staff recommends that the Commission determine that the Project is categorically exempt from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the Project.

## **COMMENTS RECEIVED**

### **A. County Department Comments and Recommendations**

1. The County Department of Public Works, in a letter dated May 30, 2024, indicated that the Project is cleared to proceed to public hearing with proposed Conditions.
2. The County Fire Department, in a letter dated May 22, 2024, indicated that the Project is cleared to proceed to a public hearing with proposed Conditions.
3. The County Department of Public Health, in a letter dated August 7, 2024, indicated that the Project is cleared to proceed to a public hearing.

### **B. Other Agency Comments and Recommendations**

Staff has not received any comments from non-County agencies at the time of report preparation.

### **C. Public Comments**

The Hacienda Heights Improvement Association (“HHIA”) heard an in-person presentation about the Project from the applicant on October 21, 2024, and did not indicate any opposition to the Project.

Staff also received a letter from the owner of the property to the south of the subject property indicating they were in support of the Project.

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Report

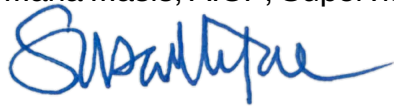
Reviewed By:



Maria Masis, AICP, Supervising Regional Planner

Report

Approved By:



Susan Tae, AICP, Assistant Administrator

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LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Draft Findings
EXHIBIT D	Draft Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Photos
EXHIBIT I	Agency Correspondence
EXHIBIT J	Public Correspondence





SITE NOTES

- EXISTING 2-STORY OFFICE BUILDING - 6,000 SF 1ST FLOOR AND 7,500 SF 2ND FLOOR.
- EXISTING 1-STORY 4-BAY TRUCK MAINTENANCE BUILDING - 5,200 SF.
- EXISTING 1-STORY 4-BAY TRUCK MAINTENANCE BUILDING 2,356 SF
- EXISTING OPEN SIDED METAL CANOPY - 6,900 SF
- EXISTING ELECTRICAL ENCLOSURE
- NEW K-RAILS WITH TIME FILL CNG FUELING POSTS -160 TOTAL (SEE FILL POST DETAILS SHEET S-2)
- NEW FAST FILL CNG FUELING POST - 1 TOTAL
- NEW K-RAILS USED TO PROTECT CNG FACILITY EQUIPMENT
- NEW CNG EQUIPMENT AREA (SEE EQUIPMENT PLAN DETAIL SHEET S-2)
- NEW 8-FOOT TALL CMU BLOCK WALL SURROUNDING EQUIPMENT AREA WITH ACCESS DOORS.
- NEW METER SET ASSEMBLY

PARKING REQUIRED PER PLOT PLAN RPP 200900053

AUTO PARKING - 60 SPACES  
HANDICAPPED PARKING - 2 SPACES  
TRUCK PARKING - 41 SPACES

CURRENT PARKING PROVIDED

AUTO PARKING - 125 SPACES  
HANDICAPPED PARKING - 3 SPACES  
TRUCK PARKING - 160 SPACES

TOTAL PARKING: 288 SPACES

Note: (T) - Truck Parking Space

CONTEXTUAL SITE PLAN

PROJECT INFORMATION

SITE ADDRESS: 15019 and 15045 SALT LAKE AVE.  
LA PUENTE, CA 91746

APN: 8208-016-002 and 017

SITE AREA: 5.69 acres (Per Assessors Information)

ZONING: M-1-BE

APPLICANT: Athens Services, Inc.  
14048 Valley Blvd  
Industry, CA 91746  
Attn: David Oeffling  
DOeffling@athensservices.com  
(626) 594-4399

PROJECT

INSTALL A CNG FUELING SYSTEM CONSISTING OF (I) FAST FILL DISPENSER POST AND UP TO 130 TIME-FILL DISPENSER POSTS WHICH COULD INCLUDE: SINGLE-HOSE POSTS, DUAL HOSE POSTS AND QUAD-HOSE POSTS. DISPENSER POSTS AND GAS AND ELECTRICAL LINES WILL BE MOUNTED ON CONCRETE K-RAILS PLACED THROUGHOUT THE PARKING AREA.

THE FACILITY WILL INCLUDE AN ANCILLARY OPEN CNG MECHANICAL EQUIPMENT AREA OF APPROXIMATELY 3,800 SF THAT COULD INCLUDE UP TO 4 COMPRESSORS, CNG STORAGE VESSELS, A GAS DRYER AND A VALVE PANEL MOUNTED OUTSIDE ON CONCRETE PADS AND SURROUNDED BY A 8-FOOT TALL CMU WALL. A 230 SF PRE-FABRICATED CONTAINER MAY ALSO BE USED TO HOUSE OTHER EQUIPMENT INCLUDING AN AIR COMPRESSOR, AIR DRYER, HVAC EQUIPMENT, MOTOR CONTROL CENTER AND PANELS, A TRANSFORMER AND ELECTRICAL BREAKER PANEL.

A GAS METER SET ASSEMBLY WILL BE INSTALLED TO REGULATE AND MEASURE THE AMOUNT GAS BEING SUPPLIED BY SOUTHERN CALIFORNIA GAS CO.

ALL CONCRETE K-RAILS WILL BE SECURED TO THE GROUND WITH (4) #8 REBAR.

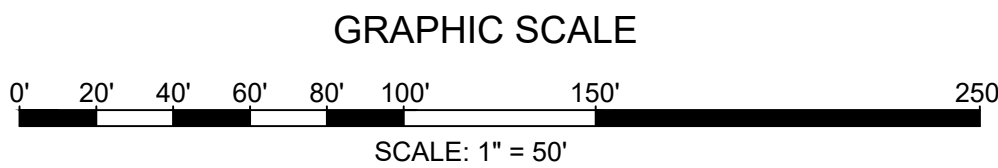
General Notes

No.	Revision/Issue	Date

Firm Name and Address	
L. Miner and Associates	

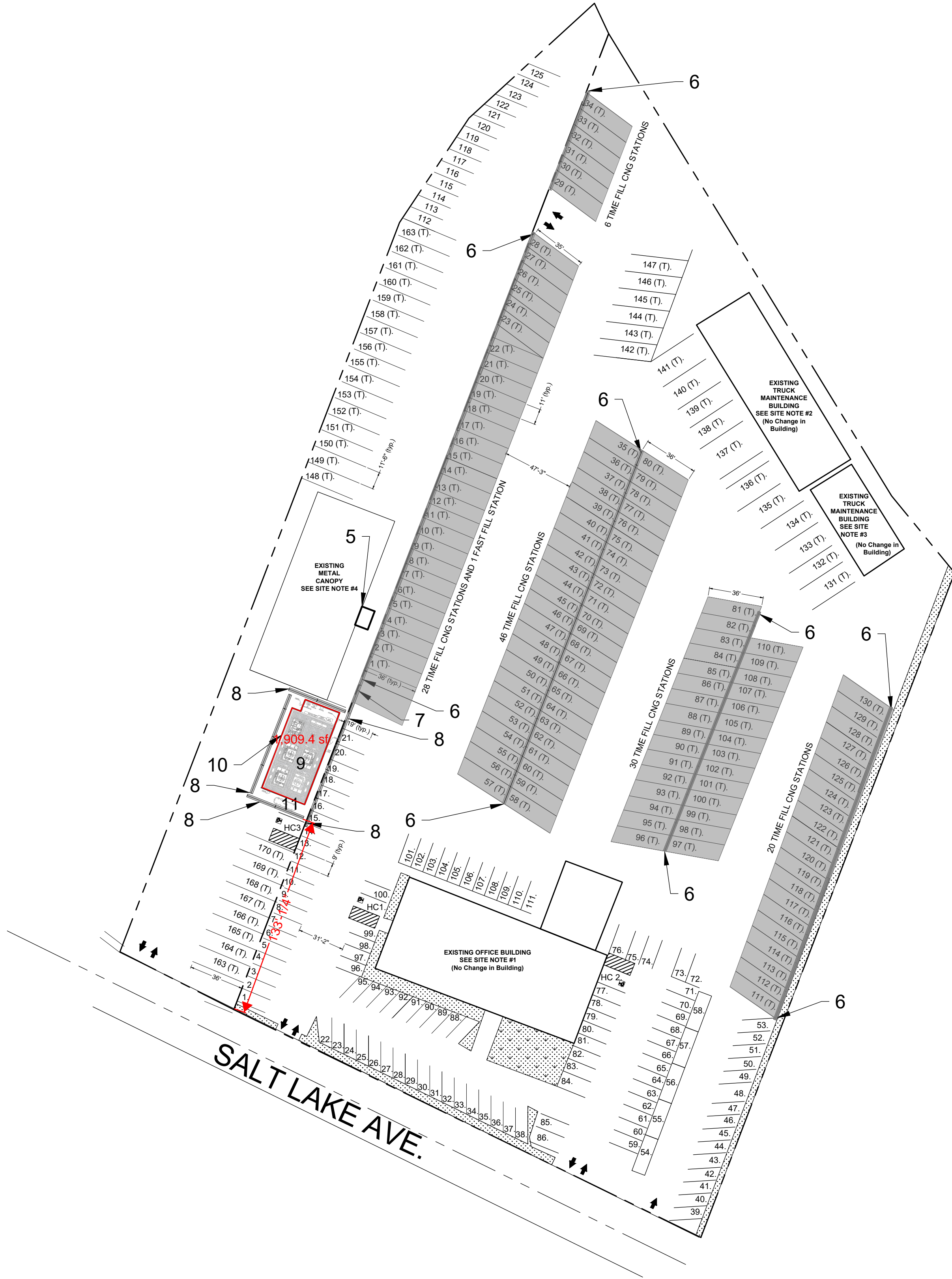
Project Name and Address	
Athens Services	
ATHENS SERVICES, INC.	
14048 Valley Blvd. Industry, CA 91746	

Project	Sheet
Salt Lake Yard CNG Project	S-1B
Date	January 2, 2024
Scale	1" = 50'





SITE PLAN



- SITE NOTES
- EXISTING 2-STORY OFFICE BUILDING - 6,000 SF 1ST FLOOR AND 7,500 SF 2ND FLOOR.
  - EXISTING 1-STORY 4-BAY TRUCK MAINTENANCE BUILDING - 5,200 SF.
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  - NEW CNG EQUIPMENT AREA (SEE EQUIPMENT PLAN DETAIL SHEET S-2)
  - NEW 8-FOOT TALL CMU BLOCK WALL SURROUNDING EQUIPMENT AREA WITH ACCESS DOORS.
  - NEW METER SET ASSEMBLY

LEGEND

■ - SHADED AREAS DENOTE COLLECTION TRUCK CNG FUELING LOCATIONS.

PARKING REQUIRED PER PLOT PLAN RPP 200900053

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HANDICAPPED PARKING - 2 SPACES  
TRUCK PARKING - 41 SPACES

CURRENT PARKING PROVIDED

AUTO PARKING - 125 SPACES  
HANDICAPPED PARKING - 3 SPACES  
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TOTAL PARKING: 288 SPACES

Note: (T) - Truck Parking Space

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LA PUENTE, CA 91746

APN: 8208-016-002 and 017

SITE AREA: 5.69 acres (Per Assessors Information)

ZONING: M-1-BE

APPLICANT: Athens Services, Inc.  
14048 Valley Blvd  
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ALL CONCRETE K-RAILS WILL BE SECURED TO THE GROUND WITH (4) #8 REBAR.

General Notes

Firm Name and Address

L. Miner and Associates

Project Name and Address

**Athens Services**  
**ATHENS SERVICES, INC.**  
SALT LAKE YARD  
14048 Valley Blvd.  
Industry, CA 91746

Project

Salt Lake Yard CNG Project

Date

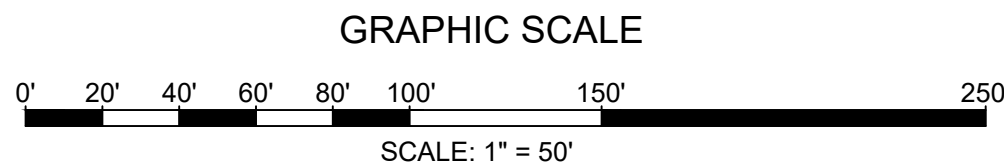
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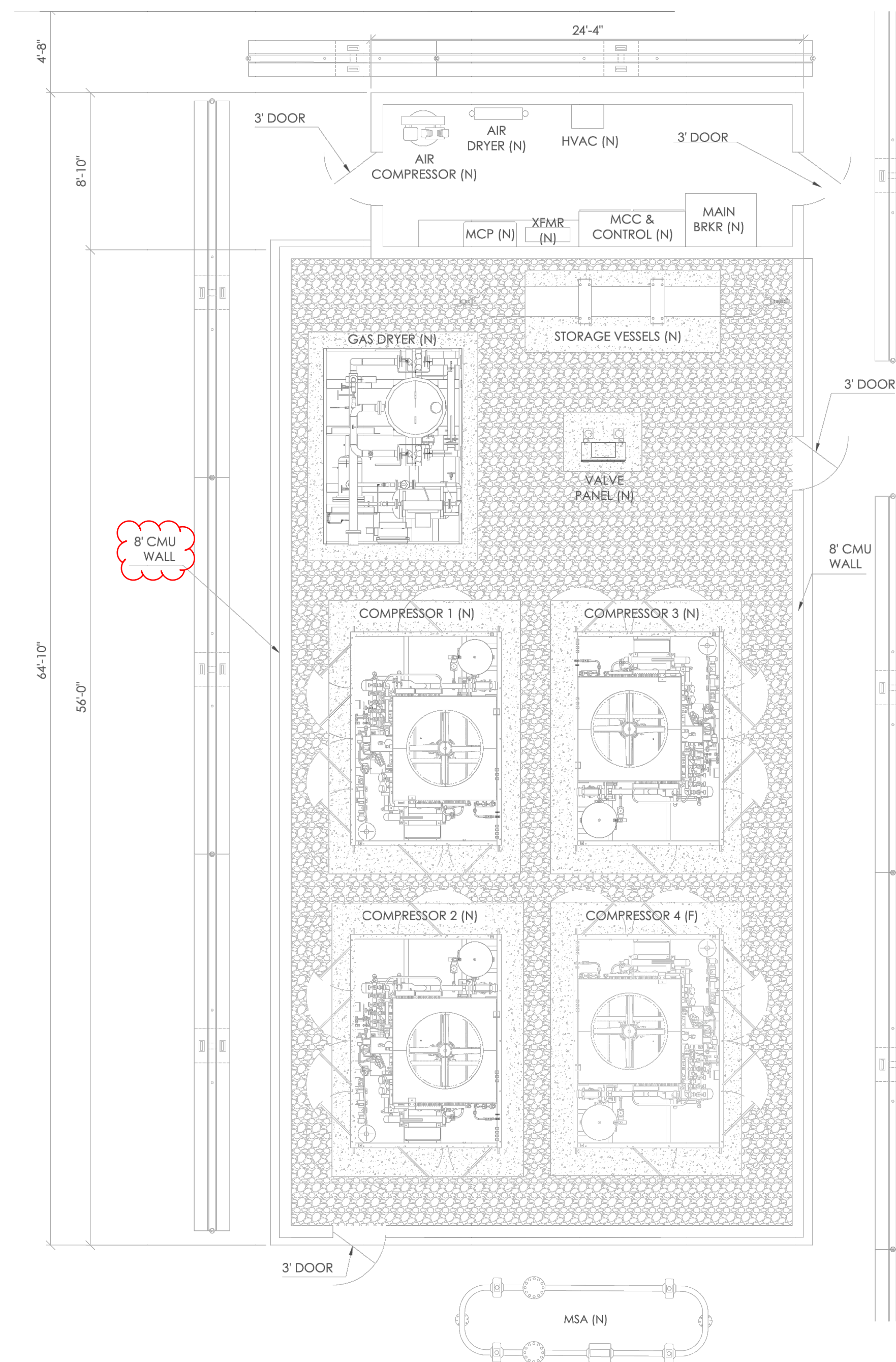
1" = 50'

Sheet

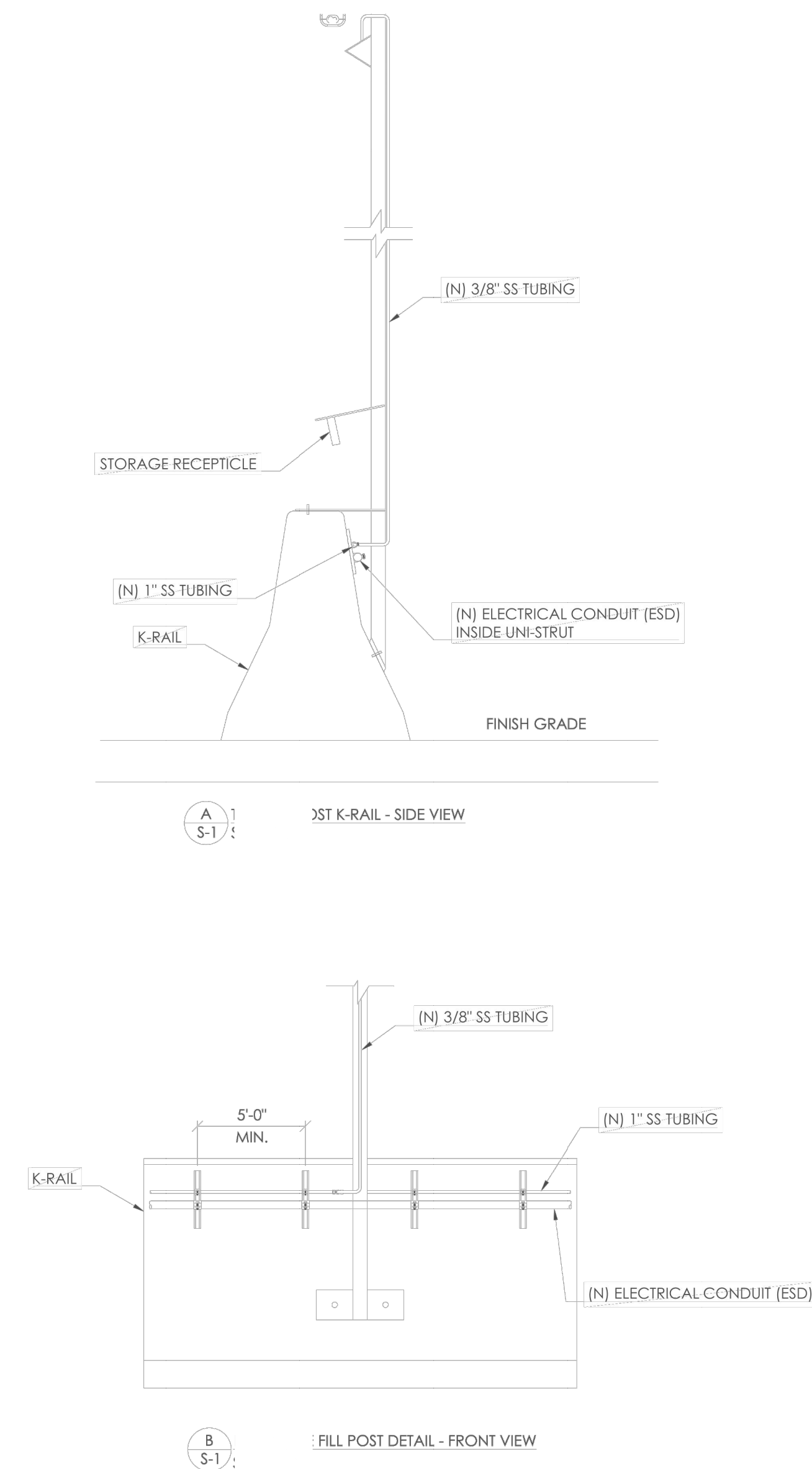
S-1A








EQUIPMENT PLAN DETAIL



FILL POST DETAILS

General Notes		
No.	Revision/Issue	Date
Firm Name and Address		
L. Miner and Associates		
Project Name and Address		
ATHENS SERVICES, INC.		
		
14048 Valley Blvd. Industry, CA 91746		
Project	Sheet	
Salt Lake Yard CNG Project	S-2	
Date		
January 2, 2024		
Scale		
No Scale		



<b>PROJECT NUMBER</b>	<b>HEARING DATE</b>
PRJ2023-001163-(1)	11/6/2024, 12/18/2024
<b>REQUESTED ENTITLEMENT(S)</b>	
Conditional Use Permit No. RPPL2024000241	

## PROJECT SUMMARY

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**OWNER / APPLICANT**

Athens Services

**MAP/EXHIBIT DATE**

1/2/2024

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**PROJECT OVERVIEW**

Installation of a new Compressed Natural Gas (“CNG”) refueling facility at an existing solid waste truck yard and storage facility, including a series of compressors, storage tanks and control equipment in an open equipment area of approximately 3,800 square feet, as well as a distribution system composed of one fast-fill dispenser post and 130 slow-fill posts for overnight fueling distributed throughout the truck storage facility.

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**LOCATION**

15045 Salt Lake Ave., La Puente, CA 91746

**ACCESS**

Salt Lake Avenue

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**ASSESSORS PARCEL NUMBER(S)**

8208-016-002, 017

**SITE AREA**

5.74 Acres

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**GENERAL PLAN / LOCAL PLAN**

Hacienda Heights Community Plan

**ZONED DISTRICT**

Hacienda Heights

**PLANNING AREA**

East San Gabriel Valley

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**LAND USE DESIGNATION**

IL (Light Industrial)

**ZONE**

M-1-BE (Light Industrial – Billboard Exclusion)

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**PROPOSED UNITS**

N/A

**MAX DENSITY/UNITS**

N/A

**COMMUNITY STANDARDS DISTRICT**

N/A

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**ENVIRONMENTAL DETERMINATION (CEQA)**

Class 1 Exemption (Existing Facilities)

Class 3 Exemption (New Construction or Conversion of Small Structures)

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**KEY ISSUES**

- Consistency with the General and Hacienda Heights Community Plan\*
  - Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
    - Section 22.158.050 (Conditional Use Permit Findings and Decision Requirements)
    - Section 22.22.060 (Development Standards for Industrial Zone)
    - Section 22.22.070 (Development Standards for Zone M-1)
- 

**CASE PLANNER:**

Carl Nadela

**PHONE NUMBER:**

(213) 893-7010

**E-MAIL ADDRESS:**

cnadela@planning.lacounty.gov

\* Note: On May 21, 2024, the Hacienda Heights Community Plan (“Community Plan”) was rescinded with the adoption of the East San Gabriel Valley Area Plan (“Area Plan”). However, since the subject CUP application was deemed complete prior to the adoption of the Area Plan, the CUP is still being reviewed and analyzed under the Community Plan.

LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING  
DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION  
AND ORDER  
PROJECT NO. PRJ2023-001163-(1)  
CONDITIONAL USE PERMIT NO. RPPL2024000241

**RECITALS**

**1. HEARING DATE(S).**

The Los Angeles County (“County”) Regional Planning Commission (“Commission”) conducted a duly-noticed public hearing in the matter of Conditional Use Permit (“CUP”) No. **RPPL2024000241** on December 18, 2024. The matter was first scheduled for November 6, 2024 and was continued without opening the public hearing to December 18, 2024.

**2. HEARING PROCEEDINGS.**

*Reserved*

**3. ENTITLEMENT(S) REQUESTED.**

The Permittee, Athens Services ("Permittee"), requests the CUP to authorize a new Compressed Natural Gas (“CNG”) refueling station at an existing solid waste truck yard, including a series of compressors, storage tanks and control equipment in an open equipment area of approximately 3,800 square feet, as well as a distribution system composed of one fast-fill dispenser post and 130 slow-fill posts for overnight fueling distributed throughout the truck storage facility (“Project”) on a property located at 15045 Salt Lake Avenue in the unincorporated community of Hacienda Heights ("Project Site") in the M-1-BE (Light Manufacturing – Billboard Exclusion) zone pursuant to Los Angeles County Code ("County Code") Section 22.22.030 (Land Use Regulations for Zones M-1, M-1.5, M-2, and M-2.5).

**4. PREVIOUS ENTITLEMENT(S).**

Plot Plan (“PP”) No. 39527, approved on March 6, 1990, authorized the remodeling and conversion of the existing facilities at the Project Site for solid waste collection truck and storage yard operations.

**5. LAND USE DESIGNATION.**

The Project Site is located within the IL (Light Industrial) land use category of the Hacienda Heights Community Plan (“Community Plan”) Land Use Policy Map, a component of the General Plan. On May 21, 2024, the Community Plan was rescinded with the adoption of the East San Gabriel Valley Area Plan (“Area Plan”). However, since the subject CUP application was deemed complete on January 16, 2024, prior to

the adoption of the Area Plan, the CUP is still being reviewed and analyzed under the Community Plan.

**6. ZONING.**

The Project Site is located in the Hacienda Heights Zoned District and is currently zoned M-1-BE. Pursuant to County Code Section 22.22.030 (Land Use Regulations for Zones M-1, M-1.5, M-2, and M-2.5), a CUP is required for a CNG fueling facility at the Project Site.

**7. SURROUNDING LAND USES AND ZONING**

LOCATION	COMMUNITY PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	P (Public and Semi-Public, Facilities and Utilities), City of Industry	IT (Institutional), City of Industry	Flood channel, various industrial uses
EAST	IL	M-1-BE	Various industrial uses and storage yards
SOUTH	IL, City of Industry	M-1.5-BE (Restricted Heavy Manufacturing – Billboard Exclusion), City of Industry	Various industrial uses
WEST	IL, City of Industry	M-1-BE, City of Industry	Various industrial uses

**8. PROJECT AND SITE PLAN DESCRIPTION.**

**A. Existing Site Conditions**

The Project Site is 5.74 acres in size and consists of two legal lots. The Project Site is trapezoidal in shape with flat topography and is developed with a commercial truck storage and repair yard with parking for 160 trucks and offices for dispatch and administration. An office building is located at the front or southern portion of the property and at the back or northern portion of the property are two maintenance buildings. The truck parking areas are located in the middle of the property. A metal canopy used for storage is located on the western portion of the property. The entire Project Site is surrounded by various industrial uses and a flood channel to the north.

**B. Site Access**

The Project Site is accessible via Salt Lake Avenue, a 40-foot wide public street to the south. Primary access to the truck storage portion of Project Site is via an ingress/egress driveway on the western side of the eastern parcel and an ingress only driveway on the eastern side, both off of Salt Lake Avenue. Access to the office building at the Project Site is via a separate ingress/egress driveway directly west of the ingress only truck entrance on the eastern side, also off of Salt Lake Avenue. The western parcel where the proposed CNG fueling equipment area will be located is accessible by a separate ingress/egress driveway also on Salt Lake Avenue.

**C. Site Plan**

The Site Plan depicts the entire Project Site with an existing office building located on the front or southern portion of the Project Site and a large truck parking lot located at the back or northern portion and on western portion of Project Site. Two maintenance buildings are also depicted at the northern edge of the property and an existing metal canopy is depicted on the western side. The proposed CNG fueling station is shown just south of the existing metal canopy on the southwestern portion of the Project Site, more than 130 feet away from the nearest public right-of-way, which is Salt Lake Avenue to the south. An Equipment Plan detail indicates that the equipment area of the proposed CNG fueling station will be enclosed by eight-foot-high-block walls. A distribution system will be located throughout the Project Site composed of one fast-fill dispenser post and 130 slow-fill posts for overnight fueling.

**D. Parking**

Two hundred and eighty-eight (288) parking spaces are currently provided at the Project Site, which is composed of 125 auto parking spaces, three accessible parking spaces and 160 truck parking spaces.

**9. CEQA DETERMINATION.**

Prior to the Commission's public hearing on the Project, LA County Planning staff determined that the Project qualified for a Class 1, Existing Facilities, and Class 3, New Construction or Conversion of Small Structures, categorical exemptions from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County.

The Project involves the addition of a new CNG refueling facility to an existing 5.74-acre commercial truck yard. The entire Project Site is almost completely paved and there is no native vegetation onsite. The proposed CNG refueling facility will be composed of an approximately 3,800-square-foot equipment area surrounded by eight-foot-high block walls located more than 130 feet away from the public Right-of-Way on Salt Lake Avenue as well as a distribution system located throughout the Project Site composed of one fast-fill dispenser post and 130 slow-fill posts for



overnight fueling. All other structures are already existing, and no new construction or physical alteration is proposed, aside from the proposed CNG refueling facility and distribution system. The proposed CNG refueling facility will result in significantly less truck-trips aside from those already currently occurring on the subject property. The trucks parked at the subject truck storage facility are currently being driven daily to another facility two miles away for refueling, which will no longer need to be done once the proposed CNG refueling facility is installed at the Project Site. The proposed CNG refueling facility will use existing Gas Company utility gas lines and will not need any refueling from a delivery truck.

No exceptions to the categorical exemption apply to the Project per Section 15300.2 of the California Code of Regulations. The Project Site is not located within or in close proximity to a historical resource, a hazardous waste site, or a scenic highway. No significant effect due to “unusual circumstances” and no cumulative impacts are anticipated. Therefore, LA County Planning Staff recommends that the Commission determine that the Project is categorically exempt from CEQA.

#### **10. COMMUNITY OUTREACH.**

On September 10, 2024, prior to the Commission’s public hearing on the Project, the Permittee reached out to the Hacienda Heights Improvement Association (“HHIA”) for their comments on the Project. On October 21, 2024, the Permittee presented the Project at a community meeting hosted by the HHIA.

#### **11. PUBLIC COMMENTS.**

The HHIA did not indicate any opposition to the Project at the October 21, 2024 community meeting.

Staff also received a letter from the owner of the property to the south of the subject property indicating they there were in support of the Project.

#### **12. AGENCY RECOMMENDATIONS.**

- A. County Department of Public Works: Recommended clearance to public hearing with conditions in a letter dated May 30, 2024.
- B. County Fire Department: Recommended clearance to public hearing with conditions in a letter dated May 22, 2024.
- C. County Department of Public Health: Recommended clearance to public hearing with no conditions in a letter dated August 7, 2024.

#### **13. LEGAL NOTIFICATION.**

Pursuant to Section 22.222.120 (Public Hearing Procedure) of the County Code, the community was properly notified of the public hearing by mail, newspaper (San Gabriel Valley Tribune). Additionally, the Project was noticed and case materials were

available on LA County Planning's website. On September 30, 2024, a total of 29 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as to those on the courtesy mailing list for the Hacienda Heights Zoned District and to any additional interested parties.

## **GENERAL PLAN CONSISTENCY FINDINGS**

### **14. LAND USE POLICY.**

The Commission finds that the Project is consistent with the goals and policies of the General Plan and Community Plan because the IL land use designation is intended for light industrial uses, including light manufacturing, assembly, warehousing and distribution. The existing commercial truck storage yard at the Project Site and the proposed CNG fueling facility are consistent with these uses.

### **15. GOALS AND POLICIES.**

The Commission finds that the Project is consistent with the goals and policies of the General Plan and Community Plan.

The following policies of the General Plan are applicable to the project:

- *Policy LU 5.2: Encourage a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs.*
- *Policy LU 7.1: Reduce and mitigate the impacts of incompatible land uses, where feasible, using buffers and other design techniques.*

The existing commercial truck storage facility and the proposed CNG fueling facility support the operations of an off-site waste collection and recycling facility. This facility provides a valued service to the surrounding residential areas and communities. It contributes to the diversity of community services in the area, which serve both the local and regional population.

The proposed CNG fueling station will be composed of an approximately 3,800-square-foot equipment area surrounded by eight-foot-high block walls located more than 130 feet away from the public right-of-way of Salt Lake Avenue. It is adequately buffered from the residential community further to the south by other existing industrial uses, the widths of Salt Lake Avenue and Clark Avenue, and a railroad line. The proposed facility is not expected to have any adverse impacts on the surrounding residential neighborhoods. The design and placement of the proposed CNG fueling facility, as well as the imposition of development standards by the CUP, ensure that any adverse impacts to the surrounding community are significantly reduced and mitigated.

The following policy of the Community Plan is applicable to the existing project:

- *Policy LU 1.1: Maintain the single-family character of the community.*

Properties further to the south of the Project Site are predominantly developed with single-family residences. As mentioned above, the proposed CNG fueling station will be composed of an approximately 3,800-square-foot equipment area surrounded by eight-foot-high block walls located more than 130 feet away from the public right-of-way of Salt Lake Avenue. It is adequately buffered from the residential community further to the south by other existing industrial uses, the widths of Salt Lake Avenue and Clark Avenue, and a railroad line. The proposed facility is not expected to have any adverse impacts on the surrounding neighborhoods. The design and placement of the CNG fueling facility as well as the imposition of developmental and operational controls by the CUP such as hours of operation, ensure that any adverse impacts to the surrounding residential neighborhoods are significantly reduced and mitigated.

## **ZONING CODE CONSISTENCY FINDINGS**

### **16. PERMITTED USE IN ZONE.**

The Commission finds that the Project is consistent with the M-1-BE zoning classification as a CNG fueling facility is permitted in such zone with a CUP pursuant to County Code Section 22.22.030 (Land Use Regulations for Zones M-1, M-1.5, M-2, and M-2.5). While the Project is a request to add a new CNG refueling facility at an existing truck storage facility, the existing truck storage yard is not a prohibited use in the M-1 zone and therefore is permitted.

### **17. DEVELOPMENT STANDARDS.**

The Commission finds that the Project is consistent with the standards identified in County Code Sections 22.22.060 (Development Standards for Industrial Zones) and 22.22.070 (Development Standards for Zone M-1). There are several structures on site, a two-story, 13,500-square-foot office building and two one-story maintenance buildings that are 5,200 square feet and 2,356 square feet, respectively. This results in a Floor Area Ratio ("FAR") of 0.1 for the 5.74-acre property, which is in compliance with the maximum of 1.0 FAR for the Project Site. Also, no landscaping is required for the scope of this Project.

### **18. PARKING.**

The Commission finds that the Project is consistent with the standard identified in County Code Section 22.112.070 (Required Parking Spaces). While the Project is a request to add a new CNG fueling station at an existing truck storage facility, there are currently 125 automobile parking spaces at the Project Site. This is more than adequate for the 60 parking spaces that are required for the existing uses at the Project Site, as indicated by PP 200900053 which is the most recent land use approval issued for the Project Site, authorizing the installation of clean air separator equipment at the

Project Site on March 5, 2009. The installation of the proposed CNG fueling station at the Project Site does not require any additional parking spaces.

### **CONDITIONAL USE PERMIT FINDINGS**

19. **The Commission finds that the proposed use at the site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.** The Project is for the addition of a CNG fueling station to an existing commercial truck yard. The proposed CNG fueling station will be composed of an approximately 3,800-square-foot equipment area surrounded by eight-foot-high block walls located more than 130 feet away from the public right-of-way on Salt Lake Avenue. It is adequately buffered from the residential community further to the south by other existing industrial uses, the width of Salt Lake Avenue and Clark Avenue, and a railroad line. All other structures are already existing, and no new construction or physical alteration is proposed, aside from the proposed CNG fueling station. The proposed CNG fueling facility will result in significantly less truck-trips aside from those already currently occurring on the subject property. The trucks parked at the subject truck storage facility are currently being driven daily to another facility two miles away for refueling, which will no longer need to be done once the proposed CNG fueling station is installed at the Project Site. The proposed CNG fueling station will use existing Gas Company utility gas lines and will not need any refueling from a delivery truck. The proposed facility is not expected to have any adverse impacts on the surrounding residential neighborhoods. The design and placement of the proposed CNG fueling facility as well as the imposition of developmental and operational controls by the CUP such as hours of operation, ensure that any adverse impacts to the surrounding community are significantly reduced and mitigated.
20. **The Commission finds that 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 Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.** The Project is 5.74 acres in size with a fairly regular trapezoidal shape. It is adequate in size and shape to accommodate the required development standards of Title 22 by evidenced by the various approvals obtained by the existing truck storage facility at the Project Site in the past years. There are several structures on site, a two-story, 13,500-square-foot office building and two one-story maintenance buildings with 5,200 square feet and 2,356 square-feet respectively. This results in an FAR of 0.1 for the 5.74-acre property, which is in compliance with the maximum of 1.0 FAR for the Project Site. There are currently 125 automobile parking spaces at the Project Site, which is more than adequate for the required 60 parking spaces for the existing uses at the Project Site. The proposed CNG refueling facility will be composed of an approximately 3,800-square-foot equipment area surrounded by eight-foot-high block walls located more than 130 feet away from the public right-of-way on Salt Lake Avenue as well as a distribution system located throughout the Project Site composed of one

fast-fill dispenser post and 130 slow-fill posts for overnight fueling. These will also comply with the development standards prescribed in Title 22.

21. **The Commission finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.** The Project Site is served by Salt Lake Avenue, which is a 40-foot, fully improved public road. It is adequate to accommodate the type and quantity of traffic that is generated by the existing truck storage and proposed CNG fueling facility at the Project Site. The proposed CNG fueling facility will result in significantly less truck-trips aside from those already currently occurring on the subject property. The trucks parked at the subject truck storage facility are currently being driven daily to another facility two miles away for refueling, which will no longer need to be done once the proposed CNG fueling station is installed at the Project Site. The proposed CNG fueling station will use existing Gas Company utility gas lines and will not need any refueling from a delivery truck.
22. The Commission finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the CUP to 30 years.

### **ENVIRONMENTAL FINDINGS**

23. The Commission finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities and Class 3, New Construction or Conversion of Small Structures categorical exemptions). The Project is for the addition of a new CNG refueling facility to an existing 5.74-acre commercial truck yard. The entire Project Site is almost completely paved and there is no native vegetation onsite. The proposed CNG refueling facility will be composed of an approximately 3,800-square-foot equipment area surrounded by eight-foot-high block walls located more than 130 feet away from the public Right-of-Way on Salt Lake Avenue as well as a distribution system located throughout the Project Site composed of one fast-fill dispenser post and 130 slow-fill posts for overnight fueling. All other structures are already existing, and no new construction or physical alteration is proposed, aside from the proposed CNG refueling facility and distribution system. The proposed CNG refueling facility will result in significantly less truck-trips aside from those already currently occurring on the subject property. The trucks parked at the subject truck storage facility are currently being driven daily to another facility two miles away for refueling, which will no longer need to be done once the proposed CNG refueling facility is installed at the Project Site. The proposed CNG refueling facility will use existing Gas Company utility gas lines and will not need any refueling from a delivery truck. No exceptions to the categorical exemption apply to the Project per Section 15300.2 of the California Code of Regulations. The Project Site is not located within or in close proximity to an environmentally sensitive area, a historical resource, a hazardous waste site, or a scenic highway. No significant effect due to "unusual circumstances" and no cumulative impacts are anticipated. Therefore, there are no exceptions to the exemptions identified above.

**ADMINISTRATIVE FINDINGS**

**24. LOCATION OF DOCUMENTS.**

The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Puente Whittier Development Services Section, LA County Planning.

**BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES THAT:**

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan and Community Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. 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 Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

**THEREFORE, THE REGIONAL PLANNING COMMISSION:**

- 1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption) and section 15303 (Class 3, New Construction or Conversion of Small Structures categorical exemption); and
- 2. Approves **CONDITIONAL USE PERMIT NO. RPPL2024000241**, subject to the attached conditions.

**ACTION DATE: December 18, 2024**

**VOTE:**  
Concurring:  
Dissenting:  
Abstaining:  
Absent:

MM:CN 9/9/2024



LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL  
PROJECT NO. PRJ2023-001163-(1)  
CONDITIONAL USE PERMIT NO. RPPL2024000241

**PROJECT DESCRIPTION**

The project is the addition of a Compressed Natural Gas (“CNG”) refueling facility at an existing solid waste truck yard and storage facility, including a series of compressors, storage tanks and control equipment in an open equipment area of approximately 3,800 square feet, as well as a distribution system composed of one fast-fill dispenser post and 130 slow-fill posts for overnight fueling distributed throughout the truck storage facility subject to the following conditions of approval:

**GENERAL CONDITIONS**

1. Unless otherwise apparent from the context, the term “Permittee” shall include the applicant, owner of the property, 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 subject property if other than the Permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning (“LA County Planning”) their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 6, and until all required monies have been paid pursuant to Condition No. 9. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 3, 4, and 8 shall be effective immediately upon the date of final approval of this grant by the County.
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 65009 or any other applicable limitations period. The County shall promptly notify the Permittee of any claim, action, or proceeding and the County shall reasonably cooperate 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 reasonably in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
4. In the event that any claim, action, or proceeding as described above is filed against the County, the Permittee shall within ten days of the filing make an initial deposit with LA County Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to Permittee or Permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the Permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Permittee according to County Code Section 2.170.010.

5. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
6. Prior to the use of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk (i.e. Recorder's Office). In addition, upon any transfer or lease of the property during the term of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
7. **This grant shall terminate on December 18, 2054.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the Permittee intends to continue operations after such date, whether or not the Permittee proposes any modifications to the use at that time, the Permittee shall file a new Conditional Use Permit application with LA County Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least twelve months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the Permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
8. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
9. 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. No provision of any easement of or any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The Permittee shall deposit with the County the sum **\$6,615.00**, which shall be placed in a performance fund and be used exclusively to reimburse LA

County Planning for all expenses incurred while inspecting the premises to determine the Permittee's compliance with the conditions of this grant. The fund provides for fifteen (15) inspections. Inspections may be unannounced and may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS).

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$441.00 per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.238 of the County Code.
11. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department ("Fire").
12. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.
13. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of LA County Planning ("Director").
14. The Permittee shall maintain the subject property in a neat and orderly fashion. The Permittee shall maintain free of litter all areas of the premises over which the Permittee has control.
15. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the Permittee shall remove or cover said markings, drawings, or signage within 48 hours of such notification, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

16. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, a modified Exhibit "A" shall be submitted to LA County Planning by **February 18, 2025**.
17. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the Permittee shall submit the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.
18. The conditions of this grant shall always be retained on the premises and shall be immediately produced upon request by any County Sheriff ("Sheriff"), LA County Planning Zoning Enforcement ("Zoning Enforcement") inspector. The manager and all employees of the facility shall be knowledgeable of the conditions herein. Violation of the conditions herein may subject the use to the provisions of County Code Chapter 22.238 (Modifications and Revocations).

#### **PROJECT SITE-SPECIFIC CONDITIONS**

19. This grant shall authorize the addition of a Compressed Natural Gas (CNG) refueling facility at an existing solid waste truck yard and storage facility, including a series of compressors, storage tanks and control equipment in an open equipment area of approximately 3,800 square feet, as well as a distribution system composed of one fast-fill dispenser post and 130 slow-fill posts for overnight fueling distributed throughout the truck storage facility.
20. A Covenant shall be undertaken and recorded at the Los Angeles County Recorder to keep Parcels 8208-016-002 and 017 as one parcel.
21. The permittee shall comply with all conditions set forth in the attached Public Works letter dated May 30, 2024.
22. The permittee shall comply with all conditions set forth in the attached Fire letter dated May 22, 2024.

#### **Attachments:**

Letter from the Los Angeles County Department of Public Works dated May 30, 2024  
Letter from the Los Angeles County Fire Department dated May 30, 2024



MARK PESTRELLA, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

May 30, 2024

IN REPLY PLEASE

REFER TO FILE:

LD-4

TO: Maria Masis  
Puente Whittier Development Services  
Department of Regional Planning

Attention Carl Nadela

FROM: James Chon  
Land Development Division

**CONDITIONAL USE PERMIT (RPPL2024000241)**  
**15045 SALT LAKE AVENUE**  
**ASSESSOR'S MAP BOOK 8208, PAGE 16, PARCELS 2 AND 17**  
**UNINCORPORATED HACIENDA HEIGHTS**

As requested, Public Works reviewed the zoning permit application and site plan for the proposed project. The project proposes to install a permanent Compressed Natural Gas fueling system consisting of one fast-fill dispenser post, which can fuel a vehicle in approximately five minutes and approximately 130 slow-fill posts for overnight fueling.

- ☒ Public Works recommends that the conditions shown below be applied to the project if ultimately approved by the advisory agency.
- ☐ Public Works has comments on the submitted documents; therefore, a Public Hearing shall NOT be scheduled until the comments have been addressed.

A. Street

1. Prior to issuance of a grading or building permit, execute an encroachment covenant (see attached sample) for the gate that is encroaching on the street right of way along the property frontage on Salt Lake Avenue or relocate the gate outside the street right of way.

For questions regarding the street condition, please contact Berdj Mirakian of Public Works, Land Development Division, at (626) 458-4921 or [bmirakian@pw.lacounty.gov](mailto:bmirakian@pw.lacounty.gov).

B. Environmental

1. If contaminated soils are encountered at any time during the work, work shall be halted until an oversight agency approval is received.

For questions regarding the environmental condition, please contact Trishena Robinson of Public Works, Environmental Programs Division, at (626) 458-3568 or [trobinson@pw.lacounty.gov](mailto:trobinson@pw.lacounty.gov).

C. Building and Safety

1. Submit plans to Public Works, Building and Safety Division, for review and approval of the proposed Compressed Natural Gas fueling system including the equipment enclosure structure, foundation slab, equipment anchorage, storage tanks, and dispensing units.
2. Prior to issuance of a building permit, provide permits and/or letters of non-jurisdiction from all applicable County, State, and Federal agencies.

For questions regarding the building and safety condition, please contact Johnathan Lam of Public Works, Building and Safety Division, at (626) 961-9611 or [jolam@pw.lacounty.gov](mailto:jolam@pw.lacounty.gov).

If you have any questions, please contact Ed Gerlits of Public Works, Land Development Division, at (626) 458-4953 or [egerlits@pw.lacounty.gov](mailto:egerlits@pw.lacounty.gov).

EG:la

P:\LD\PUB\SUBP\CHECK\PLAN CHECKING FILES\CUP\RPPL2024000241 - 15045 SALT LAKE AVENUE\2024-05-09 SUBMITTAL\DPW\_CLEARED\_2024-05-16\_RPPL2024000241.DOCX

Attach.





## COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit  
5823 Rickenbacker Road  
Commerce, CA 90040  
Telephone (323) 890-4293, Fax (323) 890-9783

EPIC-LA NUMBER: RPPL2024000241

PROJECT NUMBER: New CNG Fueling  
Station at Commercial  
Truck Yard @ 15045  
Salt Lake Ave

CITY/COMMUNITY: Hacienda Heights

STATUS: Cleared

PROJECT ADDRESS: 15045 Salt Lake Avenue  
La Puente, CA 91746

DATE: 05/22/2024

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### CONDITIONS

1. The proposed project must be submitted to the Fire Department Petroleum Chemical unit for review and approval.

For any questions regarding the report, please contact Joseph Youman at (323) 890-4243 or [joseph.youman@fire.lacounty.gov](mailto:joseph.youman@fire.lacounty.gov).

Reviewed by:

## CONDITIONAL USE PERMIT FINDINGS

- B.1      The proposed use will be consistent with the adopted General Plan for the area.** Per the Hacienda Heights Community Plan, industrial land such as the project site, is intended to provide suitable job sites and economic generators in the community. The addition of a CNG fueling station at the Athens Services, Inc. Salt Lake Yard will allow the continued efficient and economical operation of solid waste collection truck yard operations, which provides over 180 jobs in the community.

The proposed temporary CNG fueling facility will be ancillary to the primary use of the site as a truck yard which was established under Department of Regional Planning Case Number PP 39527 (approved on 3/9/90) and is therefore consistent with the adopted Hacienda Heights Community Plan.

- B.2.a.    The requested use at the location proposed will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area** in that the CNG fueling station will be installed with emergency shut off sensors and the facility will pose a very low risk to the community. The CNG fueling system is a proven technology with numerous facilities in use throughout Southern California. Regular maintenance is performed on the system and the facility can be monitored remotely for early detection of any issues. All equipment will be protected by concrete k-rails anchored to the ground with rebar. All required Fire Department approvals and permits will be obtained.

- B.2.b.    The requested use at the location proposed will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site** in that the project site and area is industrial in nature and the proposed project will not change the nature of the truck yard facility use on the property or the intensity of that use. The site is fenced and secured, and the site frontage is landscaped which are assets to the area. Interior operations on the site are predominately screened, and the proposed CNG fueling equipment will be set back over 130 feet from the Salt Lake Avenue street frontage and screened by a block wall. The proposed addition of the CNG fueling facility will not have any impact on the use, enjoyment, or valuation of property or other persons in the vicinity of the project site.

- B.2.c.    The requested use at the location proposed will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare** in that the project site has been in use as a truck yard for many years and fueling vehicles has always been integral to operations. As the collection truck fleet has transitioned from diesel fuel to CNG, the need for onsite fueling has changed. As mentioned previously, the CNG fueling station will be installed with emergency shut off sensors, a block wall will surround the equipment area and k-rails anchored to the ground with rebar will protect equipment as well as support and protect distribution lines and fuel posts. All required Fire Department approvals and permits will be obtained.

Athens Services has always operated the facility with the highest regard for safety and the environment and the proposed addition of a CNG fueling station will not endanger or otherwise present a menace to the public health, safety, or general welfare. Access

driveway to the site will be gated after hours and the site is protected by security personnel 24 hours a day, seven days a week.

- B.3      **The proposed is adequate in size and shape to accommodate the yards, wall, fences, parking and loading facilities, landscaping, and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area** in that all necessary improvements are in place to operate the truck yard as set forth in County Department of Regional Planning approved Case Number P.P. 39527. The proposed addition of a temporary CNG fueling facility is ancillary to the permitted use and replaces diesel fueling facilities that have been removed. The 5.69-acre site is sufficient in size accommodate the yards, wall, fences, parking and loading facilities, landscaping, and other development features prescribed in Title 22 which allows the site and project to integrate with development and uses in the surrounding area.
- B.4.a.    **The proposed project is adequately served by highways or streets with sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate** in that Salt Lake Avenue between Turnbull Canyon Road and South 7<sup>th</sup> Avenue serves industrial uses and associated truck traffic, with direct access to the 60 Freeway from 7<sup>th</sup> Avenue. The project has been used as a truck yard since 1990 and the site is well suited for that use because of its location and the adequacy of the local street system. The proposed addition of a CNG fueling system will allow trucks to be fueled onsite as opposed to being driven to offsite locations which will reduce the truck vehicle miles travelled on local roadways. The proposed project is adequately served by highways and streets with sufficient width and are improved as necessary to carry the kind and quantity of traffic such use would generate due to the reduction of vehicle trips associated with an onsite CNG fueling system, and the fact that the site has been in use as a truck yard since 1990.
- B.4.b.    **The proposed project is adequately served by other public or private service facilities as a required** in that there are multiple ingress/egress points to the project site from Salt Lake Avenue and emergency access is available from the LA County Flood Control property to the north.

## PROPOSED ENVIRONMENTAL DETERMINATION

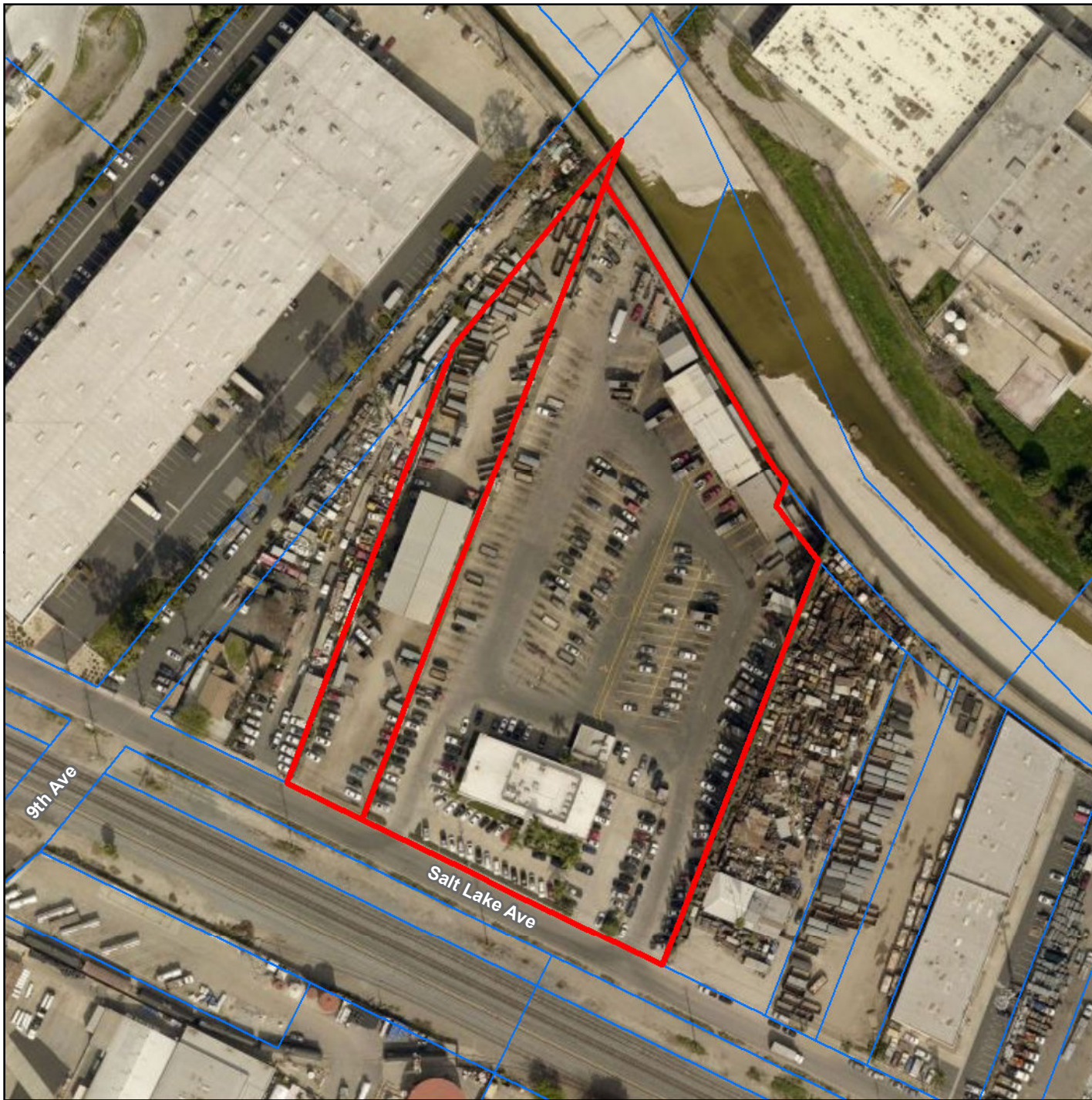
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**DETERMINATION DATE:** December 5, 2024  
**PROJECT NUMBER:** PRJ2024-001163-(1)  
**PERMIT NUMBER(S):** Conditional Use Permit RPPL2024000241  
**SUPERVISORIAL DISTRICT:** 4  
**PROJECT LOCATION:** 15045 Salt Lake Ave., La Puente, CA 91746  
**OWNER:** Arakelian Enterprises Inc  
**APPLICANT:** Athens Services  
**CASE PLANNER:** Carl Nadela, AICP, Principal Regional Planner  
 cnadela@planning.lacounty.gov

---

Los Angeles County (“County”) completed an initial review for the above-mentioned project. Based on examination of the project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (CEQA). The project qualifies as a Class 1 Categorical Exemption under State CEQA Guidelines Section 15301. The Project involves the addition of a new CNG refueling facility to an existing 5.74-acre commercial truck yard. The entire Project Site is almost completely paved and there is no native vegetation onsite. The proposed CNG refueling facility will be composed of an approximately 3,800-square-foot equipment area surrounded by eight-foot-high block walls located more than 130 feet away from the public Right-of-Way on Salt Lake Avenue as well as a distribution system located throughout the Project Site composed of one fast-fill dispenser post and 130 slow-fill posts for overnight fueling. All other structures are already existing, and no new construction or physical alteration is proposed, aside from the proposed CNG refueling facility and distribution system. The proposed CNG refueling facility will result in significantly less truck-trips aside from those already currently occurring on the subject property. The trucks parked at the subject truck storage facility are currently being driven daily to another facility two miles away for refueling, which will no longer need to be done once the proposed CNG refueling facility is installed at the Project Site. The proposed CNG refueling facility will use existing Gas Company utility gas lines and will not need any refueling from a delivery truck. No exceptions to the categorical exemption apply to the Project per Section 15300.2 of the California Code of Regulations. No exceptions to the categorical exemption apply to the Project per Section 15300.2 of the California Code of Regulations. The Project Site is not located within or in close proximity to an environmentally sensitive area, a historical resource, a hazardous waste site, or a scenic highway. No significant effect due to “unusual circumstances” and no cumulative impacts are anticipated. Therefore, there are no exceptions to the exemption identified above.





# AERIAL IMAGERY

## SITE-SPECIFIC MAP

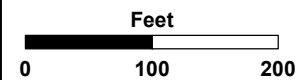
PROJECT NO. PRJ2023-001163

CUP RPPL2024000241

Digital Ortho Aerial Imagery:  
Los Angeles Region Imagery  
Acquisition Consortium (LARIAC)  
2023

9th Ave

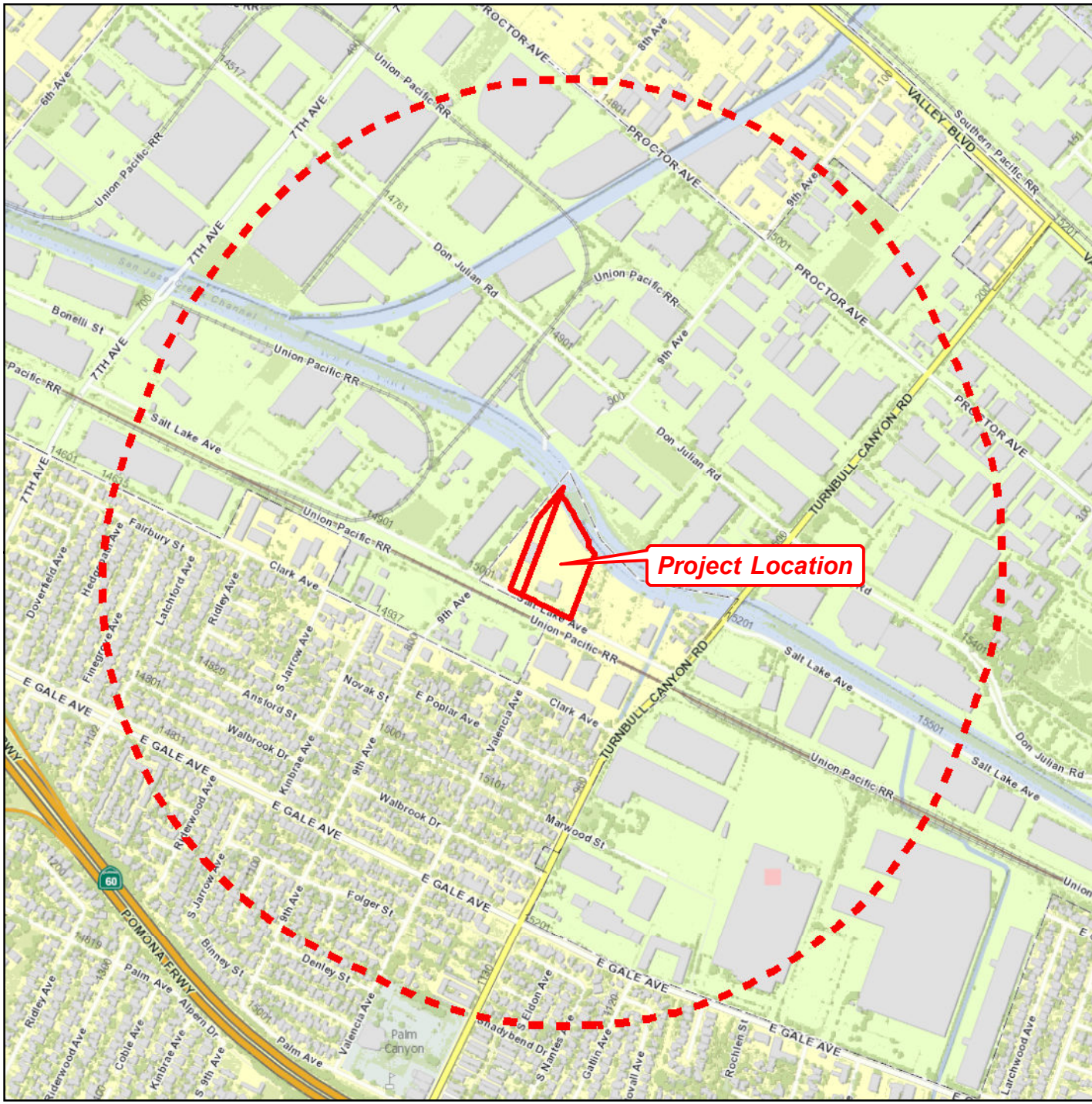
Salt Lake Ave



LA COUNTY  
PLANNING

LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012





# HALF-MILE RADIUS

## LOCATOR MAP

PROJECT NO. PRJ2023-001163  
CUP RPPL2024000241



LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012



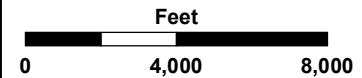
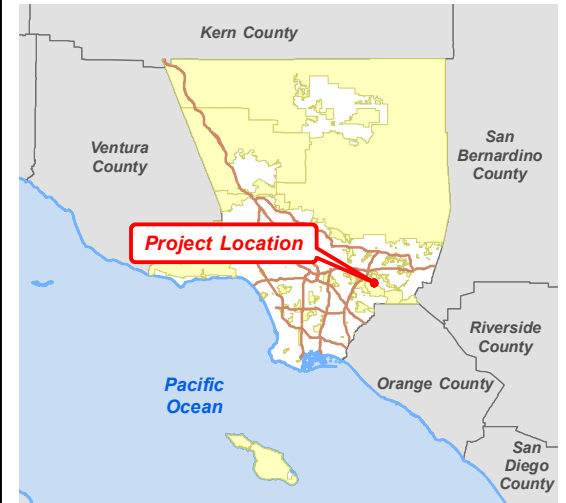


# 3-MILE RADIUS

## LOCATOR MAP

PROJECT NO. PRJ2023-001163

CUP RPPL2024000241



**LA COUNTY**  
**PLANNING**

LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

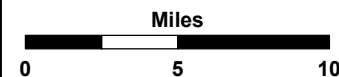
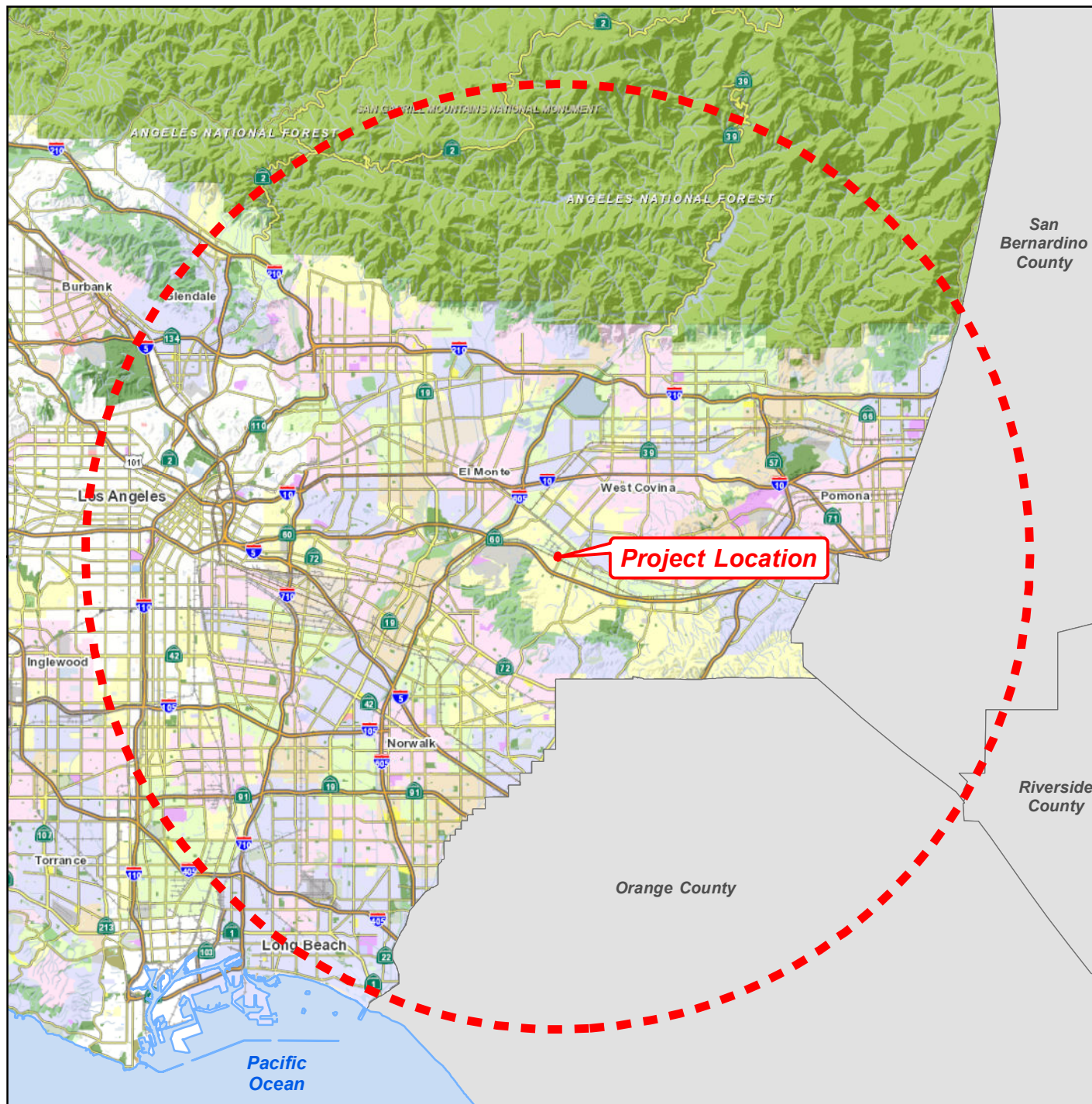


# 20-MILE RADIUS

## LOCATOR MAP

PROJECT NO. PRJ2023-001163

CUP RPPL2024000241



LA COUNTY  
PLANNING

LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012



**ATHENS SERVICES, INC.  
SALT LAKE YARD  
PROPOSED  
CNG FUELING FACILITY**

**CUP PHOTOGRAPH EXHIBIT AND  
PHOTO KEY MAP**

**ATHENS SERVICES, INC. – SALT LAKE YARD CNG FUELING STATION  
SITE PHOTOGRAPHS**



Photograph 1 - Taken from Salt Lake Avenue looking west toward the existing 2 story Athens Services office building and the existing streetscape.



Photograph 2 - Taken from parking lot onsite looking west toward the existing 2 story Athens Services office building.



**ATHENS SERVICES, INC. – SALT LAKE YARD CNG FUELING STATION  
SITE PHOTOGRAPHS**



Photograph 3 - Taken toward the rear of property looking south. The existing parking area and 2-story office building are shown in the photograph.



Photograph 4 - The CNG fueling equipment area will be located in front of the metal canopy structure.

## ATHENS SERVICES, INC. – SALT LAKE YARD CNG FUELING STATION SITE PHOTOGRAPHS



Photograph 5 - Taken adjacent to the western property line looking south toward Salt Lake Avenue. The CNG fueling posts will be mounted on k-rails like the one shown in the photo.



Photograph 6 - Taken from interior of the site looking north toward the existing 1-story ruck maintenance facilities.



**ATHENS SERVICES, INC. – SALT LAKE YARD CNG FUELING STATION  
SITE PHOTOGRAPHS**

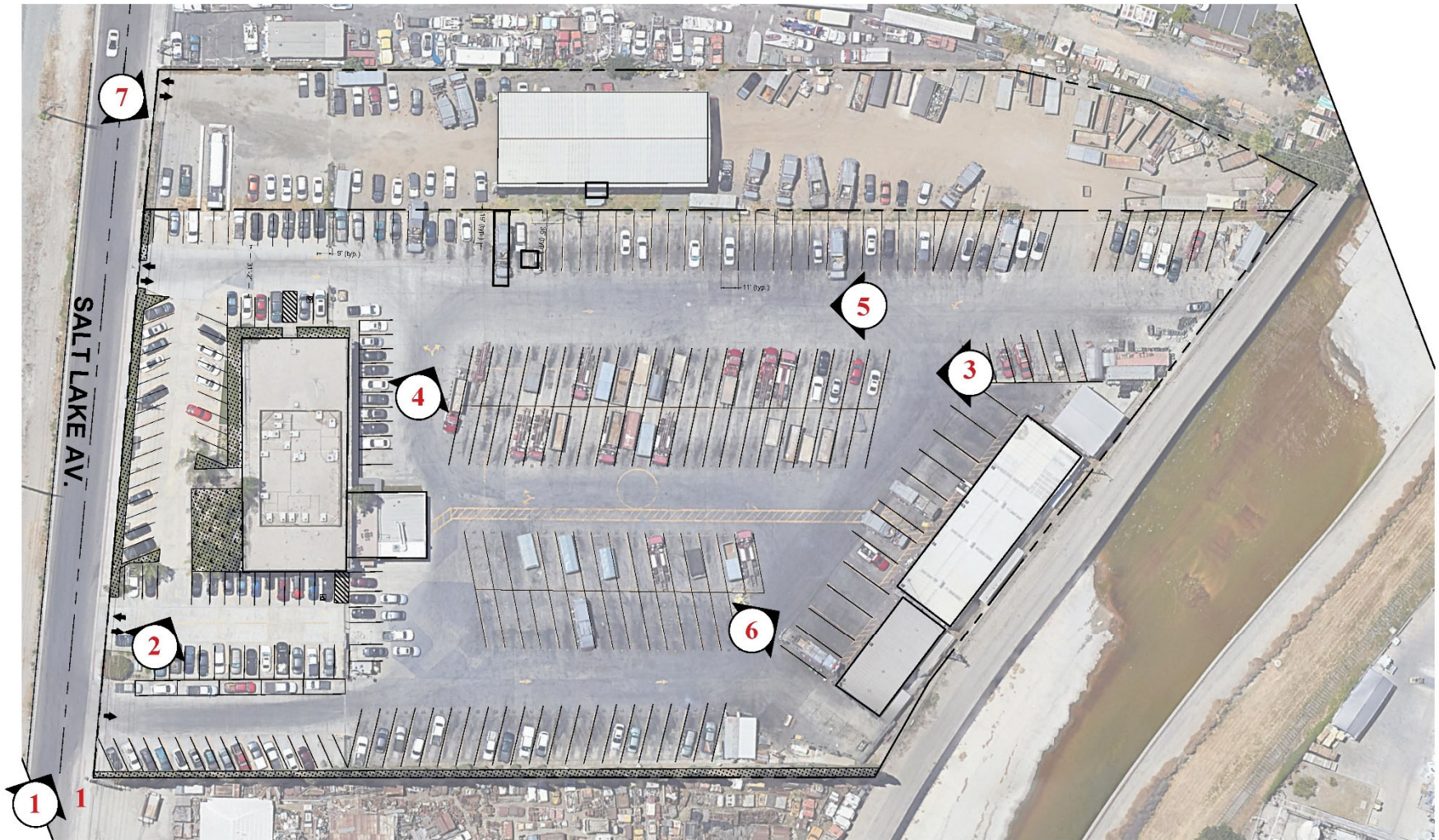


Proposed CNG Fueling Equipment Location.

Photograph 7 - Taken from Salt Lake Avenue looking north. The existing metal canopy and 2-story office building can be seen in this photograph. The CNG fueling equipment will be located over 130 feet from the street frontage in front of the canopy building. The equipment area will be surrounded by an 8-foot-tall concrete block wall.



**ATHENS SERVICES, INC. – SALT LAKE YARD CNG FUELING STATION  
SITE PHOTOGRAPHS**



**PHOTO KEY MAP**



NO SCALE



**BARBARA FERRER, Ph.D., M.P.H., M.Ed.**  
Director

**MUNTU DAVIS, M.D., M.P.H.**  
County Health Officer

**ANISH P. MAHAJAN, M.D., M.S., M.P.H.**  
Chief Deputy Director

**NICHOLE QUICK, M.D., M.P.H.**  
Deputy Director for Health Protection

**LIZA FRIAS, REHS**  
Director of Environmental Health

**BRENDA LOPEZ, REHS**  
Assistant Director of Environmental Health

**SCOTT ABBOTT, REHS, M.P.A.**  
Assistant Director of Environmental Health

5050 Commerce Drive  
Baldwin Park, California 91706  
TEL (626) 430-5374 • FAX (626) 813-3000

[www.publichealth.lacounty.gov/eh/](http://www.publichealth.lacounty.gov/eh/)

August 07, 2024

TO: Carmen Sainz  
Supervising Regional Planner  
Department of Regional Planning

Attention: Carl Nadela

FROM: Charlene Contreras *ccg*  
Director, Community Protection Branch  
Department of Public Health

**SUBJECT: CONDITIONAL USE PERMIT (CUP) REQUEST**  
**CASE: RPPL2024000241**  
**15045 SALT LAKE AVENUE LA PUENTE CA 91746**

Thank you for the opportunity to review the application and project located at the subject property. The applicant requests to install and operate a Compressed Natural Gas (CNG) pump station at an existing garbage truck storage facility, which will supply fuel to 160 trucks.

- ☒ Public Health conditions for this project have been met as of the date of this letter. Public Health recommends clearance of the aforementioned project.
- ☐ Public Health requires that the conditions or information requested below are addressed prior to agency approval; therefore, the Department **DOES NOT** recommend clearance of this project until the following conditions are met:



**BOARD OF SUPERVISORS**

**Hilda L. Solis**  
First District

**Holly J. Mitchell**  
Second District

**Lindsey P. Horvath**  
Third District

**Janice Hahn**  
Fourth District

**Kathryn Barger**  
Fifth District

1. Drinking Water Program: Potable Water

- 1.1 The applicant provided a copy of a water bill from Industry Public Utilities (City of Industry) with a billing date of June 01, 2024.

For questions regarding drinking water, please contact Beverly Tway, Drinking Water Program at (626) 430-5420 or [btway@ph.lacounty.gov](mailto:btway@ph.lacounty.gov).

2. Land Use Program: Wastewater

- 2.1 According to the most recent property tax bill direct assessments information, the project site is currently serviced by Los Angeles County Sanitation Districts.

For questions regarding wastewater, please contact Tigran Khachatryan, Onsite Wastewater Treatment Program at (626)430-5380 or [tkhachactryan@ph.lacounty.gov](mailto:tkhachactryan@ph.lacounty.gov).

3. Community Protection Branch: Environmental Hygiene

**Please Note:** The following are general requirements for Noise and Air Quality recommendations for the proposed project.

The applicant shall abide by the requirements contained in Title 12, Section 12.08.390, and 12.08.440, Noise Control Ordinance for the County of Los Angeles (reference available at [municode.com](http://municode.com)).

3.1 Exterior Noise

Ordinance:

**Exterior Noise Standards (12.08.390)**

No person shall operate or cause to be operated, any source of sound at any location within the unincorporated county, or allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person which causes the noise level, when measured on any other property either incorporated or unincorporated, to exceed any of the following exterior noise standards (See Table 1):

Exterior Noise Standards, Dba						
Area	Duration	Std # 1	Std # 2	Std # 3	Std # 4	Std # 5
		30min/hr L50	15min/hr L25	5 min/hr L8.3	1 min/hr L1.7	At no time L0
Industrial:	Anytime	70	75	80	85	90

Table 1. Std = Standard dB that may not exceed the cumulative period

3.2 Construction Noise

Ordinance:

**Construction Noise Standards (12.08.440)**



Operating or causing the operation of any tools or equipment used in construction, drilling, repair, alteration, or demolition work between weekday hours of 7:00 p.m. and 7:00 a.m., or at any time on Sundays or holidays, such that the sound therefrom creates a noise disturbance across a residential or commercial real-property line, except for emergency work of public service utilities or by variance issued by the health officer is prohibited.

- A. Mobile Equipment. Maximum noise levels for nonscheduled, intermittent, short-term operation (less than 10 days) of mobile equipment shall not exceed:

	Single-family Residential	Multi-family Residential	Semi residential/ Commercial
Daily, except Sundays and legal holidays, 7:00 a.m. to 7:00 p.m.	75 dBA	80 dBA	85 dBA

Table 2. Std = Standard dB that may not exceed

- B. Stationary Equipment. Maximum noise level for repetitively scheduled and relatively long-term operation (periods of 10 days or more) of stationary equipment shall not exceed:

	Single-family Residential	Multi-family Residential	Semi residential/ Commercial
Daily, except Sundays and legal holidays, 7:00 a.m. to 7:00 p.m.	60 dBA	65 dBA	70 dBA

Table 3. Std = Standard dB that may not exceed

### 3.4 Findings

#### 3.4.1 Exterior noise

On Tuesday, May 28, 2024, operational noise levels were measured at the existing business. The exterior noise level result did not exceed the industrial noise standard in Title 12, Section 12.08.390 (See Table 4).

On Tuesday, May 28, 2024, noise measurements were taken of a similar CNG pump station, located at 14048 Valley Blvd, La Puente, CA 91746, to determine if operational noise of the proposed CNG pump station would violate the exterior industrial noise standard at the adjacent property. A continuous noise (compressor) level was measured and had an average reading of 80.7 dBA and a maximum noise level reading of 83.4 dBA. As a result, noise levels emitted by the subject site would not violate the exterior industrial noise standard at the adjacent property.

Based on the proposed site plan and findings, noise generated from the proposed CNG pump station would likely not exceed the exterior industrial noise standards due to:

1. 8-foot-high Concrete Masonry Unit (CMU) block wall surrounding the equipment area would attenuate noise.
2. a 170-foot-wide street/railroad (Salt Lake Ave) to the south and east separates the subject property from an adjacent property. Noise generated from the CNG pump station would attenuate over distance and blend with street noise.
3. the adjacent industrial properties to the west, east, and north of the CNG pump station are located 50 feet, 340 feet, and 640 feet away, respectively. Noise generated from the equipment would attenuate over distance and blend with street noise.
4. There are no residential or commercial properties adjacent to the north, south, west, or east of the subject property that would be affected by the noise emitted from the CNG pump.

Exterior Noise Standards, dBA											
Area Background Results	Duration	Std # 1		Std # 2		Std # 3		Std # 4		Std # 5	
		30min/hr L50	Result L50	15min/hr L25	Result L25	5 min/hr L8.3	Result L8.3	1 min/hr L1.7	Result L1.7	At no time L0	Result L0
Industrial: 15045 Salt Lake Ave, La Puente, CA 91746	4:32 pm – 5:32 pm	70	56.4	75	59.4	80	68.1	85	76.8	90	89.7

Table 4. Std = Standard dB that may not exceed the cumulative period

### 3.4.2 Construction Noise

Noise from construction activities may impact the adjacent properties due to the proximity.

## 3.5 Recommendation

3.5.1 Based on the proposed plan and findings, noise generated from the operational activities should comply with requirements contained in Title 12, Section 12.08.390, and 12.08.440, Noise Control Ordinance for the County of Los Angeles. The following activities should be minimized or monitored closely to avoid noise impact to neighbors.

1. Operating CNG pump station causing compressor to generate noise for a prolonged period.
2. All equipment should be properly maintained and tuned to minimize noise emissions.

### 1.5.2 Construction Noise

Noise mitigation measures should be applied to reduce construction noise and to comply with Title 12, 12.08.440 – Construction Noise. Noise mitigation strategies may include but are not limited to:

1. All construction equipment shall be equipped with the manufacturers' recommended noise muffling devices, such as mufflers and engine covers. These devices shall be kept in good working condition throughout the construction process.
2. Installation of a temporary sound barrier at the property lines of the proposed project site to mitigate noise impacts on all surrounding properties.
3. All construction equipment shall be properly maintained and tuned to minimize noise emissions.
4. Stationary noise sources (e.g., generators and compressors) shall be located as far from residential receptor locations as is feasible.

For questions regarding above comments, please contact Makkaphoeum Em of Public Health, Environmental Hygiene Program at (626) 430-5201 or [mem@ph.lacounty.gov](mailto:mem@ph.lacounty.gov).

If you have any other questions or require additional information, please contact Veronica Aranda of Public Health, Land Use Liaison at (626) 430-5201 or [varanda@ph.lacounty.gov](mailto:varanda@ph.lacounty.gov).



MARK PESTRELLA, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

May 30, 2024

IN REPLY PLEASE

REFER TO FILE:

LD-4

TO: Maria Masis  
Puente Whittier Development Services  
Department of Regional Planning

Attention Carl Nadela

FROM: James Chon  
Land Development Division

**CONDITIONAL USE PERMIT (RPPL2024000241)**  
**15045 SALT LAKE AVENUE**  
**ASSESSOR'S MAP BOOK 8208, PAGE 16, PARCELS 2 AND 17**  
**UNINCORPORATED HACIENDA HEIGHTS**

As requested, Public Works reviewed the zoning permit application and site plan for the proposed project. The project proposes to install a permanent Compressed Natural Gas fueling system consisting of one fast-fill dispenser post, which can fuel a vehicle in approximately five minutes and approximately 130 slow-fill posts for overnight fueling.

- ☒ Public Works recommends that the conditions shown below be applied to the project if ultimately approved by the advisory agency.
- ☐ Public Works has comments on the submitted documents; therefore, a Public Hearing shall NOT be scheduled until the comments have been addressed.

A. Street

1. Prior to issuance of a grading or building permit, execute an encroachment covenant (see attached sample) for the gate that is encroaching on the street right of way along the property frontage on Salt Lake Avenue or relocate the gate outside the street right of way.

For questions regarding the street condition, please contact Berdj Mirakian of Public Works, Land Development Division, at (626) 458-4921 or [bmirakian@pw.lacounty.gov](mailto:bmirakian@pw.lacounty.gov).



B. Environmental

1. If contaminated soils are encountered at any time during the work, work shall be halted until an oversight agency approval is received.

For questions regarding the environmental condition, please contact Trishena Robinson of Public Works, Environmental Programs Division, at (626) 458-3568 or [trobinson@pw.lacounty.gov](mailto:trobinson@pw.lacounty.gov).

C. Building and Safety

1. Submit plans to Public Works, Building and Safety Division, for review and approval of the proposed Compressed Natural Gas fueling system including the equipment enclosure structure, foundation slab, equipment anchorage, storage tanks, and dispensing units.
2. Prior to issuance of a building permit, provide permits and/or letters of non-jurisdiction from all applicable County, State, and Federal agencies.

For questions regarding the building and safety condition, please contact Johnathan Lam of Public Works, Building and Safety Division, at (626) 961-9611 or [jolam@pw.lacounty.gov](mailto:jolam@pw.lacounty.gov).

If you have any questions, please contact Ed Gerlits of Public Works, Land Development Division, at (626) 458-4953 or [egerlits@pw.lacounty.gov](mailto:egerlits@pw.lacounty.gov).

EG:la

P:\LD\PUB\SUBP\CHECK\PLAN CHECKING FILES\CUP\RPPL2024000241 - 15045 SALT LAKE AVENUE\2024-05-09 SUBMITTAL\DPW\_CLEARED\_2024-05-16\_RPPL2024000241.DOCX

Attach.



## COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit  
5823 Rickenbacker Road  
Commerce, CA 90040  
Telephone (323) 890-4293, Fax (323) 890-9783

EPIC-LA NUMBER: RPPL2024000241

PROJECT NUMBER: New CNG Fueling  
Station at Commercial  
Truck Yard @ 15045  
Salt Lake Ave

CITY/COMMUNITY: Hacienda Heights

STATUS: Cleared

PROJECT ADDRESS: 15045 Salt Lake Avenue  
La Puente, CA 91746

DATE: 05/22/2024

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### CONDITIONS

1. The proposed project must be submitted to the Fire Department Petroleum Chemical unit for review and approval.

For any questions regarding the report, please contact Joseph Youman at (323) 890-4243 or [joseph.youman@fire.lacounty.gov](mailto:joseph.youman@fire.lacounty.gov).

Reviewed by:

Cinnabar Industrial 15017, LLC

Thursday, October 10, 2024

15017 Clark Ave.

City of Industry, CA 91745

LA County Planning Department

Attn: Carl Nadela

320 W. Temple St.

Los Angeles, CA 90012

**Re: Project No. PRJ2023-001163-(1) New CNG Fueling Station**

Mr. Carl Nadela:

Cinnabar Industrial is the owner of the property to the south of the subject property, we are the across the railroad track adjacent property neighbor, at 15017 Clark Ave, City of Industry. We have reviewed the application and the project materials.

This project to install a new CNG fueling station at 15045 Salt Lake Ave. La Puente, CA seems beneficial and appropriate for the property, and necessary to the owners.

Please accept this letter as a letter of support for the project.

Mr. Nadela, we appreciate your work, and thoughtful review.

Best Regards,

Timothy Robinson

Managing Director

Cinnabar Industrial 15017, LLC

P.O. Box 71

San Clemente, CA 92674