LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

December 18, 2024

Athens Services, Inc.
Attention: Dave Oeffling
14048 Valley Boulevard
City of Industry, CA 91746

PROJECT NO. PRJ2023-001163-(1)
CONDITIONAL USE PERMIT NO. RPPL2024000241
15045 SALT LAKE AVENUE, HACIENDA HEIGHTS, CA 91746 (8208-016-002, 017)

Dear Mr. Oeffling:

The Regional Planning Commission (Commission), by its action of **December 18, 2024,** has approved the above-referenced project. Enclosed are the Commission's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to LA County Planning (see enclosed Affidavit of Acceptance Instructions).

Appeals: The applicant or any other interested persons may appeal the Commission's decision. The appeal period for this project will end at 5:00 p.m. on **January 1, 2025.** Appeals must be submitted to appeal@planning.lacounty.gov before the end of the appeal period.

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

In addition, any applicable California Environmental Quality Act fees for the Department of Fish and Wildlife shall be paid, and a Notice of Determination, if applicable must be filed with the County Clerk according to the instructions with the enclosed Affidavit of Acceptance. A Notice of Exemption, if applicable, may also be filed according to the instructions in the enclosed Affidavit of Acceptance.

For questions or for additional information, please contact Carl Nadela of the Puente Whittier Development Services Section at (213) 893-7010, or cnadela@planning.lacounty.gov

Sincerely,

AMY J. BODEK, AICP
Director of Regional Planning

Maria Masis, AICP, Supervising Regional Planner
Puente Whittier Development Services Section

MM:CN

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion)

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

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.**

A duly noticed public hearing was conducted for the Project via video conferencing and in-person meeting on December 18, 2024. On this date, the Commission heard a presentation from Staff and testimony from the applicant's representative. The Commission had several questions for Staff and the applicant. After some discussion, the Commission directed Staff to modify the draft Conditions to require annual Zoning Enforcement inspections for the first five years of the grant and the installation of a minimum three-foot-wide landscaping strip on the southern portion of the western parcel of the Project Site. There being no other speakers, the Commission closed the public hearing, determined that the Project was exempt from the California Environmental Quality Act (CEQA) and approved the Project with the modified Conditions.

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 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: 5 (Duarte-White, Louie, O-Connor, Moon, Hastings)
Dissenting: 0
Abstaining: 0
Absent: 0

MM:CN

9/9/2024

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

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 **$7,938.00**, 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 (18) inspections. Inspections shall be conducted annually for the first five years of the grant and biennially thereafter for the rest of the grant term. 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. A minimum three-foot-wide landscaping strip shall be installed on the southern portion of Parcel No. 8208-016-002. An irrigation system shall be installed if necessary. The landscaping shall be maintained in good condition at all times and shall be promptly replaced if needed.

22. The permittee shall comply with all conditions set forth in the attached Public Works letter dated May 30, 2024.

23. 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