

## ANALYSIS

This ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code, to promote environmental justice by establishing 11 Green Zone Districts in communities that are disproportionately affected by toxic pollutant and contaminants generated from various land uses over time; adding definitions for sensitive uses and recycling and waste management uses; establishing additional permitting requirements and development standards for existing and new industrial and vehicle related uses; adding development standards for new sensitive uses located adjacent to industrial uses; and adding new recycling and solid waste permitting requirements and development standards.

Very truly yours,

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LJ:bh

Requested: 06-03-2021

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**ORDINANCE NO. 2022-0023**

An ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code, to promote environmental justice by establishing 11 Green Zone Districts in communities that are disproportionately affected by toxic pollutant and contaminants generated from various land uses over time; adding definitions for sensitive uses and recycling and waste management uses; establishing additional permitting requirements and development standards for existing and new industrial and vehicle related uses; adding development standards for new sensitive uses located adjacent to industrial uses; and adding new recycling and solid waste permitting requirements and development standards.

The Board of Supervisors of the County of Los Angeles ordains as follows:

**SECTION 1.** Section 22.14.010 is hereby amended to read as follows:

**22.14.010 A.**

...

Amphitheater. An unroofed or partially enclosed building or structure used for public assembly and/or entertainment, such as sporting events, theatrical performances, concerts and recitals, circuses, stock shows, and conventions. This term includes stadium, sports arena, circus, convention, and outdoor theater. This term shall not include an entertainment park or its accessory building or structures.

Anaerobic digestion facility. See organic waste recycling facility.

...

~~Automobile dismantling yard. Any premises used for the dismantling or wrecking of motor vehicles and trailers required to be registered under the California Vehicle Code, including the buying, selling or dealing in such vehicles or vehicle parts or component materials. It also includes the storage, sale, or dumping of dismantled, partially dismantled or wrecked inoperative vehicles and trailers. Automobile dismantling shall not include the incidental storage of inoperative or disabled vehicles in connection with the legal operation of an automobile repair garage or automobile body and fender repair shop. See recycling processing facility.~~

...

**SECTION 2.** Section 22.14.030 is hereby amended to read as follows:

**22.14.030 C.**

...

Community garden. A garden for multiple users established on a single or multiple plots of land for the cultivation of fruits, vegetables, plants, flowers, and/or herbs for the collective benefit of its users. All accessory storage structures for materials and equipment for the community garden shall be completely enclosed, and shall be located no less than six feet from any habitable structure. The sale of products on-site at a community garden is prohibited, unless otherwise specifically permitted in the zone.

Compressed natural gas. A fuel produced by compressing natural gas to less than one percent of its volume at standard atmospheric pressure.

Compressed natural gas fueling station. A vehicle service station that dispenses compressed natural gas.

...

**SECTION 3.** Section 22.14.040 is hereby amended to read as follows:

**22.14.040 D.**

...

Dripline. A vertical line extending from the outermost portion of a tree canopy to the ground.

Drive-through establishments, drive-through facilities, and drive-through services.

A retail or service business where services may be obtained by motorists without leaving their vehicles. Examples include automated teller machines, banks, pharmacies, and food service establishments.

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**SECTION 4.** Section 22.14.060 is hereby amended to read as follows:

**22.14.060 F.**

...

Farmworker housing complex. Farmworker housing other than a farmworker dwelling unit that:

...

2. Contains a maximum of 12 residential units, occupied exclusively by farmworkers and their households, if the housing does not consist of any group living quarters.

Fertilizer manufacture. The process of producing, selling, or distributing any fertilizing material, including commercial fertilizer, agricultural mineral, auxiliary soil and plant substance, organic input material, or packaged soil amendment, as defined by California Food and Agricultural Code section 14533.

Fill slope. A bank or slope created by placing material on top of the existing ground surface.

Fire Department. References to Fire Department shall mean the County of Los Angeles Fire Department, unless otherwise specified.

**SECTION 5.** Section 22.14.070 is hereby amended to read as follows:

**22.14.070 G.**

Gas manufacture. The process of extracting natural gas, producing biogas, or producing a combustible gaseous mixture (as carbureted water gas or producer gas) made from coal, coke, or petroleum products for use as fuel, illuminant, or raw materials for synthesis.

General Plan. The General Plan of the County of Los Angeles, including all adopted elements and area, community, neighborhood, specific, and local coastal plans.

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**SECTION 6.** Section 22.14.100 is hereby amended to read as follows:

**22.14.100 J.**

...

Junk and salvage. Any old, secondhand, or scrap ferrous and nonferrous metals, paper and paper products (including roofing and tar paper), cloth and clothing, wood and wood products, manufactured rubber products, rope, manufactured plastic products, paint, manufactured clay and porcelain products, furniture, including mattresses, trash, and similar materials, and shall include dismantled machinery, equipment, and parts. This term includes the bailing of cardboard boxes, paper, and paper cartons. Junk and salvage shall be regulated under "Recycling processing facilities."

~~Junk and salvage yard. Any premises, establishment or place of business which is maintained, operated, or used for storing, keeping, buying, selling, or dismantling of junk and salvage.~~

**SECTION 7.** Section 22.14.120 is hereby amended to read as follows:

**22.14.120 L.**

...

~~Land reclamation project. A project established to restore~~Activities associated with restoring otherwise unsuitable land to useful purposes through the use of fill materials, such as ~~rubbish, waste, soil, or other unwanted materials.~~ ~~This term includes "dump" or "waste disposal facility."~~

...

**SECTION 8** Section 22.14.140 is hereby amended to read as follows:

**22.14.140 N.**

...

Nightclub. A bar, cocktail lounge, or restaurant which provides live entertainment and has an established occupant load of at least 200 people.

Non-combustion biomass conversion facility. See organic waste recycling facility.

...

**SECTION 9.** Section 22.14.150 is hereby amended to read as follows:

**22.14.150 O.**

...

Ordinance. An ordinance of the County of Los Angeles.

Organic waste recycling facility. A facility that receives, sorts, and processes solid wastes containing material originated from living organisms and their metabolic waste products, including, but not limited to, food, green material, landscape and pruning waste, organic textiles and carpets, lumber, wood waste, paper products, printing and writing paper, manure, biosolids, digestate, and sludges, as defined in California Code of Regulations section 18982, including the following:

1. Anaerobic digestion facility. An in-vessel facility that uses the controlled biological decomposition of organic material in the absence of oxygen or in an oxygen-starved environment to produce biogas and a residual digestate, as defined in California Code of Regulations section 17896.2.

2. Combustion biomass conversion facility. A facility that produces heat, fuels, or electricity by the controlled combustion of the following materials that are source-separated: agricultural crop residues; green waste such as bark, lawn, leaves,

tree, and brush pruning; wood, wood chips, and wood waste; nonrecyclable pulp or nonrecyclable paper materials; and dried digestate, dried food waste, and dried sludge.  
Feedstock should not include animal fats.

3. Non-combustion biomass conversion facility. A facility that produces heat, fuels, or electricity by the use of non-combustion biomass conversion technologies on the following materials that are source-separated: agricultural crop residues; green waste such as bark, lawn, leaves, tree, and brush pruning; wood, wood chips, and wood waste; nonrecyclable pulp or nonrecyclable paper materials; and dried digestate, dried food waste, and dried sludge. Feedstock should not include animal fats.

4. Chipping and grinding or mulching facility. A facility that mechanically reduces the size of, or creates a product from, source-separated compostable materials, including tree debris, yard trimmings, and suitable woody material, which is intended for use on soil surfaces to prevent the growth of weeds and minimize erosion, for commercial purposes. This operation does not produce compost.

5. Composting facility. A facility that processes, transfers, or stores compostable materials, as defined in California Code of Regulations, Title 14, section 17852(a)(11). Processing and handling of compostable materials results in controlled biological decomposition. Processing and handling includes composting, screening, chipping and grinding, and storage activities related to the production of compost, compost feedstocks, and chipped and ground materials. This may also

include vermiculture: the process of decomposition of compostable materials using various species of worms. A composting facility may also be an in-vessel facility.

6. In-vessel facility. A facility in which organic wastes are processed through the controlled biological decomposition with or without the presence of oxygen, as defined in California Code of Regulations, Title 14, section 17896.2.

...

**SECTION 10.** Section 22.14.160 is hereby amended to read as follows:

**22.14.160 P.**

Pallet yards. A premise that is primarily used for repair, construction, deconstruction, reconstruction, recycling, or storage of new or used pallets, typically made of wood, that are used in handling and storage of materials.

Parks and Recreation. References to Parks and Recreation shall mean the County Department of Parks and Recreation, unless otherwise specified.

...

Public Art in Private Development Program. The following terms are defined solely for the purpose of Section 22.246.090 (Public Art in Private Development Program):

...

Residential Development. A development project resulting in the creation of 30 or more dwelling units, including mixed use developments, subdivisions, common interest developments, or multifamily housing. Affordable housing and senior citizen housing are exempt from Public Art in Private Development, pursuant to

Section 22.246.090.C.6 (Exemptions from Public Art in Private Development), and shall be excluded from the calculation of the building valuation.

Public Health. References to Public Health shall mean the County Department of Public Health, unless otherwise specified.

**SECTION 11.** Section 22.14.180 is hereby amended to read as follows:

**22.14.180 R.**

...

Recreational vehicle (RV) park. As defined in ~~Section 18862.39 of the California Health and Safety Code~~ section 18862.39.

Recycling and solid waste. The following terms are defined solely for Sections 22.140.720 (Recycling Collection Facilities, Accessory), 22.140.730 (Recycling Collection Facilities, Principal), 22.140.740 (Organic Waste Facilities), and 22.140.750 (Solid Waste Facilities).

Biosolids. Solid, semi-solid, sludge, or liquid residue generated during the sewage or wastewater treatment process, as defined in California Code of Regulations, Title 14, section 17852.

Compost. The product resulting from controlled aerobic or anaerobic biological decomposition of organic wastes from the solid waste stream, as defined in California Code of Regulations, Title 14, section 17852. This may include vermiculture: the product of decomposition using various species of worms.

Construction and demolition debris. Construction and demolition debris is all waste generated by, or resulting from, construction, renovation, repair, or demolition

operations on buildings, structures, landscapes, and pavements including, but not limited to, houses, large building structures, roads, bridges, piers, dams, excavation projects, and landscaping projects. Construction and demolition debris includes, but is not limited to, building materials, soil, dirt, fully cured asphalt, tools, packaging materials, and other material that is generally similar to construction and demolition debris and that is source-separated, that is not hazardous, that contains no putrescible wastes, and that can be processed without generating any residual, provided that the material is generated by an activity that is similar to construction work.

Digestate. Solid and/or liquid residual material remaining after organic material has been processed in an in-vessel digester, which may be composted, as defined in California Code of Regulations, Title 14, section 17852.

Disposal. The final disposition of solid waste onto land into the atmosphere, or into the waters of the State of California. Disposal includes the management of solid waste through the landfill process.

Disposal Site. The place, location, tract of land, area, or premises used, intended to be used, or which has been used, for the disposal of solid wastes, inert waste/debris, organic waste, construction and demolition debris, and household waste, not including household hazardous waste.

Hazardous waste. Hazardous waste, as defined in California Public Resources Code section 40141, means waste or combination of wastes, which, because of its quantity, concentration, or physical, chemical, or infectious characteristics, may do either of the following: (A) cause, or significantly contribute to,

an increase in mortality or an increase in serious irreversible, or incapacitating reversible, illness; or (B) pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, or disposed of or otherwise managed. Hazardous waste includes, but is not limited to, spent fuel, waste solvent, spent acid, waste caustic rinse water, metal polishing dust, spent plating solution, used oil, waste anti-freeze, and waste paint.

Household hazardous waste. Any hazardous waste generated incidental to owning and/or maintaining a place of residence. Household hazardous waste includes, but is not limited to, motor oil, oil filters, paint, turpentine, cleaners with acid or lye, pesticides, herbicides, batteries, light bulbs, pool chemicals, old computers, and miscellaneous electronics.

Household waste. Any solid waste material derived from households, including garbage, trash, and refuse such as bottles, cans, clothing, compost, disposables, food packing, food waste, paper goods, newspapers, magazines, discarded furniture, and discarded mattresses. Household waste does not include household hazardous waste.

Inert waste/inert debris. Non-liquid solid waste and recyclable materials that do not contain hazardous waste or soluble pollutants and has not been treated in order to reduce pollutants, as defined in California Code of Regulations, Title 14, section 17381. Inert debris/inert waste includes materials such as crushed glass, brick, ceramics, clay and clay products, fiberglass roofing shingles, slag, plaster, soil, dirt,

concrete, asphalt, stones and rocks of varying sizes, and other inert construction and demolition debris.

Non-ferrous metals. Metals such as aluminum, brass, copper, nickel, tin, lead, and zinc, which do not contain iron and are more resistant to corrosion compared to metals containing iron or steel.

Organic waste. Solid wastes containing material originated from living organisms and their metabolic waste products, including, but not limited to, food, green material, landscape and pruning waste, organic textiles and carpets, lumber, wood waste, paper products, printing and writing paper, manure, biosolids, digestate, and sludges. The following are types of organic waste:

1. Compostable material. Any organic material that when accumulated will become active compost, as defined in California Code of Regulations, Title 14, section 17852. This term also includes the following: food material and green material.

2. Food material. Any material that was acquired for animal or human consumption and is separated from the mixed solid waste, as defined in California Code of Regulations, Title 14, section 17852. Food material may include commercial food waste from grocery stores, restaurants, businesses, institutional cafeterias (such as, prisons, schools, and hospitals), or residential food scrap collection. It does not include agricultural food materials, such as manures, plant pruning, and crop residues.

3. Green material. Any plant material that is separated at the time of generation and contains no greater than one percent of physical contaminants by weight, as defined in California Code of Regulations, Title 14, section 17852. Green material includes, but is not limited to, yard trimmings, untreated wood wastes, natural fiber products, and construction and demolition wood waste. Green material does not include food material, biosolids, mixed solid waste, material processed from mixed waste, wood containing lead-based paint or wood preservative, mixed construction, or mixed demolition debris.

4. Mixed organic material. Any combination of compostable materials, food materials, and green materials.

Recycle (or Recycling). The process of collecting, sorting, cleansing, treating, and reconstituting materials that would otherwise become solid waste, and returning them to the economic mainstream in the form of raw materials for new, reused, or reconstituted products which meet the quality standards necessary to be used in the marketplace.

Recycling processing. The controlled separation, recovery, volume reduction, conversion, or recycling of material, including, but not limited to, organized, manual, automated, or mechanical sorting, the use of vehicles for spreading of waste for the purpose of recovery, and/or includes the use of conveyor belts, sorting lines, or volume reduction equipment:

1. Bailing. The process of compressing and binding of recycled materials and solid waste.

2. Reverse vending machine. An automated mechanical device which accepts one or more types of empty beverage containers, including, but not limited to, aluminum cans, glass, and plastic bottles, and issues a cash refund or a redeemable credit slip with a value not less than the container's redemption value as determined by the State. A reverse vending machine may sort and process containers mechanically, provided that the entire process is enclosed within the machine.

Source-separated materials. Materials, including commingled recyclables, which have been separated or kept separate from the solid waste stream at the point of generation.

Supermarket accessory recycling collection center. See definition under "S."

Temporary storage area. An area where materials intended for beneficial use, salvage, recycling, or reuse may be placed for storage on a temporary basis, as approved by Public Works for up to 180 calendar days, unless a longer period is approved by Public Works, so long as such temporary storage does not constitute disposal. Putrescible materials, except construction and demolition debris or other inert debris not containing significant quantities of decomposable materials and more than one percent (by visual inspection) putrescible waste, shall not be placed in a temporary storage area for more than 48 hours under any circumstances. A temporary storage area may also be referred to as a "stockpile area."

Recycling collection facility, primary. A facility, as a primary use, which is used for the deposit, drop-off, or buy-back of specific recyclable materials, such as paper,

cardboard, glass, non-ferrous metal, or plastic, for the purpose of temporary storing, sorting, and transferring.

Recycling processing facility. A facility that is used for the processing of recyclable materials for shipment, or to an end-user's specifications, by such means as sorting, bailing, briquetting, cleaning, compacting, crushing, flattening, grinding, converting, re-manufacturing, or shredding. Processing facilities include other similar businesses handling storage, processing of recyclable or reusable materials, as defined in this Chapter, including the following terms:

1. Automobile dismantling yard. Any premise used for the dismantling or wrecking of motor vehicles and trailers required to be registered under the California Vehicle Code, including the buying, selling, or dealing in such vehicles or vehicle parts or component materials. It also includes the storage, sale, or dumping of dismantled, partially dismantled, or wrecked inoperative vehicles and trailers. Automobile dismantling shall not include the incidental storage of inoperative or disabled vehicles in connection with the legal operation of an automobile repair garage or automobile body and fender repair shop.

2. Construction and demolition processing facility. A site that receives any combination of construction and demolition debris for the purposes of storage, handling, transfer, or processing (including crushing, breaking, and grinding). Construction and demolition must be source-separated or separated for reuse of solid waste and recyclable materials specifically resulting from construction, renovation, repair, or demolition operations on buildings, structures, and pavements, as defined in

California Code of Regulations, Title 14, section 17381. For the purpose of this Title 22, such facility shall be classified as a recycling processing facility.

3. Conversion technology facility (recycling). A facility that converts material, other than sold waste, by employing an array of biological, chemical, thermal, and/or mechanical technologies to create products such as renewable electricity, renewable fuels, soil amendments, and more. Processes may include, but are not limited to, gasification, pyrolysis, acid hydrolysis, and/or distillation. This term includes anaerobic digestion facility and non-combustion biomass conversion facility, but does not include waste incineration facility or landfill gas-to-energy facilities.

4. Inert waste/inert debris processing facility. A facility or a site that receives, stores, handles, processes, (including crushing, breaking, and grinding), and transfers inert waste/inert debris. Inert waste/inert debris must be source-separated or separated for reuse, and do not contain hazardous waste or soluble pollutants, as defined in California Code of Regulations, Title 14, section 17381. This does not include an inert debris landfill.

5. Materials recovery facility. A facility where solid wastes or recyclable materials are sorted or separated, by hand or by use of machinery, for the purposes of recovery of recyclable materials, and may include transfer stations that accompany floor sorting.

6. Scrap metal processing yard. An establishment or place of business which is maintained, used, or operated solely for the processing and preparing of scrap metals for re-melting and/or reuse.

Transfer Station. A facility designated or used to accept recyclable or waste material for transfer to another location for further processing or disposal.

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**SECTION 12.** Section 22.14.190 is hereby amended to read as follows:

**22.14.190 S.**

...

~~Scrap metal processing yard. An establishment or place of business which is maintained, used, or operated solely for the processing and preparing of scrap metals for re-melting by steel mills and foundries.~~See recycling processing facility.

...

Senior citizen residence. See "Accessory dwelling unit."

Sensitive use. A land use where individuals are most likely to reside or spend time, including dwelling units, schools and school yards – including trade schools, public and private schools, faith-based and secular schools, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, licensed care facilities, shelters, and daycares or preschools as accessory to a place of worship, that are permitted in the zones where they are located. A sensitive use shall not include a caretaker residence.

...

Solid fill. Any noncombustible materials that are insoluble in water, such as soil, rock, sand, dirt, or gravel that can be used for grading land or filling depressions. This term shall not include solid waste or recyclable materials.

Solid fill project. An operation on a site where more than 1,000 cubic yards of solid fill materials are deposited for any purpose, including grading or reclaiming of land. This term shall not be classified as a solid waste landfill.

Solid waste. All putrescible and non-putrescible solid, semisolid, and liquid wastes, including garbage, trash, refuse, paper, containers, packaging, rubbish, ashes, industrial wastes, abandoned vehicles and parts thereof, discarded home and industrial appliances, discarded home and industrial furniture, discarded mattresses, manure, vegetable, or animal solid and semisolid wastes, and other discarded solid and semisolid wastes, and recyclable materials. This term includes inert waste/inert debris, any garbage or refuse; sludge from a wastewater treatment plant, water supply treatment plant, or air pollution control facility; and other discarded materials, resulting from industrial, commercial, mining, and agricultural operations, and from community activities. This term shall not include hazardous waste, as defined in California Public Resources Code section 40141 or California Health and Safety Code section 25117. This term includes garbage, rubbish, and waste.

Solid waste facility. This term includes the following:

1. Conversion technology facility (solid waste). A facility that receives and processes solid waste and converts waste by employing an array of biological, chemical, thermal, and/or mechanical technologies to create products such as renewable electricity, renewable fuels, soil amendments, and more. Processes may include, but are not limited to, gasification, pyrolysis, acid hydrolysis, and/or distillation. This term does not include waste incineration facilities or landfill gas-to-energy facilities.

2. Inert waste landfill/inert debris landfill. A disposal site that accepts only inert waste as defined in California Code of Regulations, Title 14, section 18720 (32), and in which inert debris is discharged in or on land for disposal.

3. Landfill gas-to-energy. Refers to a gas generated by the natural aerobic and/or anaerobic decomposition of municipal solid waste in sanitary landfills that is recovered for energy production.

4. Solid waste landfill. A disposal site that accepts solid waste for land disposal, but does not include a facility which receives only wastes generated by the facility owner or operator in the extraction, beneficiation, or processing of ores and minerals, a cemetery which disposes on-site only the grass clippings, floral wastes, or soil resulting from activities on the grounds of that cemetery. Solid waste landfill also includes Class III landfills and inert waste landfills as defined in California Public Resources Code section 40195.1.

a. Class III landfill. Landfills that are only permitted to accept nonhazardous solid waste materials where site characteristics and containment structures isolate the solid waste from the waters of the State. The land disposal site must meet the requirements of the Federal Resource Conservation and Recovery Act (RCRA), Subtitle D; California Code of Regulations, Title 14, section 17000, et seq.; and other regional and local rules and regulations.

b. Municipal solid waste landfill or municipal solid waste landfill unit. Any landfill that is subject to the federal regulations of 40 Code of Federal Regulations Part 258, including any portion of a disposal site that is subject to those

regulations as defined in California Code of Regulations, Title 27, section 20164. The term includes any landfill, other than a Class 1 landfill, that received municipal solid waste at any time and that has received any solid waste since October 9, 1991; therefore, the term does not include any landfill that stopped receiving waste prior to that date.

5. Transformation facility. Refers to a facility where the principal function is to convert, combust, or otherwise process solid waste by incineration, pyrolysis, distillation, or biological conversion for the purpose of volume reduction, synthetic fuel production, or energy recovery. Transformation facility does not include a composting, gasification, engineered municipal solid waste conversion, or biomass conversion facility.

6. Waste-to-energy facility. Refers to a transformation facility that engages in the cogeneration of electricity through the incineration of residual solid waste.

...

Station. A stopping place or facility in a transportation system designed or intended to be used for the receiving or discharging of passengers and cargo. This place or facility shall not provide for the storage of the conveyance vehicle and shall not include any accessory facilities other than a shelter and ticketing facilities for passengers. This term includes "train station," "bus station," and any similar transit station.

Stockpile. Stockpile shall mean temporarily stored materials. See "temporary storage area" under "Recycling and Solid Waste."

Stockpile area. Shall have the same meaning as "Temporary storage area."

Subdivision. Solely as used in Section 22.114.210 (Temporary Subdivision Sales, Entry, and Special Feature Signs) shall include contiguous units having separate recorded tract numbers developed by the same person.

...

Supermarket. Contains a full-line, self-service retail store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery (CalRecycle) per California Public Resources Code section 14526.5.

Supermarket accessory recycling collection center. Recycling collection containers that are installed outdoors on an existing, lawfully established supermarket site as an accessory use only. Supermarket accessory recycling collection centers are to be operated with certification from the California Department of Resources, Recycling and Recovery under the California Beverage Container Recycling and Litter Reduction Act of 1986. Such facility may only accept beverage containers, as defined in California Public Resources Code sections 14504 and 14505. It may include any combination of the following: a mobile recycling unit, bulk reverse vending machines, or a grouping of reverse vending machines occupying more than 50 square feet; kiosk units that may include permanent structures; or unattended containers placed for the donation of recyclable materials.

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**SECTION 13.** Section 22.14.230 is hereby amended to read as follows:

**22.14.230 W.**

...

~~Waste disposal facility. A landfill, transfer station, land reclamation project, or other similar site or facility, which is used or intended to be used for the transfer, salvage, or disposal of rubbish, garbage, or industrial waste.~~

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**SECTION 14.** Section 22.16.030 is hereby amended to read as follows:

**22.16.030 Land Use Regulations for Zones A-1, A-2, O-S, R-R, and**

**W.**

...

C. Use Regulations.

1. Principal Uses. Table 22.16.030-B, below, identifies the permit or review required to establish each principal use.

<b>TABLE 22.16.030-B: PRINCIPAL USE REGULATIONS FOR AGRICULTURAL, OPEN SPACE, RESORT AND RECREATION, AND WATERSHED ZONES</b>						
	<b>A-1</b>	<b>A-2</b>	<b>O-S</b>	<b>R-R</b>	<b>W</b>	<b>Additional Regulations</b>
<b>Agricultural and Resource-Based Uses</b>						
...						
Land reclamation projects	CUP	CUP	CUP <sup>5</sup>	CUP	CUP	
...						
<b>Recreational Uses</b>						
...						
<b><u>Recycling and Solid Waste Uses<sup>18</sup></u></b>						
<u>Organic waste recycling facilities</u>						

TABLE 22.16.030-B: PRINCIPAL USE REGULATIONS FOR AGRICULTURAL, OPEN SPACE, RESORT AND RECREATION, AND WATERSHED ZONES						
	A-1	A-2	O-S	R-R	W	Additional Regulations
<u>Anaerobic digestion facility</u>	-	CUP	-	-	-	<u>Section 22.140.740</u>
<u>Chipping and grinding or mulching</u>	-	CUP	-	-	-	<u>Section 22.140.740</u>
<u>Composting, green waste only</u>	-	CUP	-	-	-	<u>Section 22.140.740</u>
<u>Composting, mixed waste or food waste</u>	-	CUP	-	-	-	<u>Section 22.140.740</u>
<u>Composting, vermiculture<sup>19</sup></u>	-	SPR	-	-	-	<u>Section 22.140.740</u>
<u>Combustion and non-combustion biomass conversion facilities</u>	-	CUP	-	-	-	<u>Section 22.140.740</u>
<u>In-vessel composting</u>	-	CUP	-	-	-	<u>Section 22.140.740</u>
<u>Recycling processing facilities</u>						
<u>Conversion technology facility (recycling) that process material other than solid waste</u>	-	CUP	-	-	-	<u>Section 22.140.740</u>
<u>Solid waste facilities</u>						
<u>Conversion technology facility (solid waste)</u>	-	CUP	-	-	-	<u>Section 22.140.750</u>
<u>Inert debris landfill</u>		CUP				<u>Section 22.140.750</u>
<u>Landfill gas-to-energy</u>		CUP				<u>Section 22.140.750</u>
<u>Solid waste landfill</u>	-	CUP	-	-	-	<u>Section 22.140.750</u>
<u>Transformation facility</u>	-	CUP	-	-	-	<u>Section 22.140.750</u>
<b>Notes:</b>						
...						
18. Use shall include commercial-purpose facilities only and shall not include agricultural uses.						
19. Soil amendment processing, chipping and grinding, mulching, and green waste processing shall not be permitted as accessory uses to vermiculture composting.						

2. Accessory Uses. Table 22.16.030-C, below identifies the permit or review required to establish each accessory use.

TABLE 22.16.030-C: ACCESSORY USE REGULATIONS FOR AGRICULTURAL, OPEN SPACE, RESORT AND RECREATION, AND WATERSHED ZONES						
	A-1	A-2	O-S	R-R	W	Additional Regulations

<b>TABLE 22.16.030-C: ACCESSORY USE REGULATIONS FOR AGRICULTURAL, OPEN SPACE, RESORT AND RECREATION, AND WATERSHED ZONES</b>						
	<b>A-1</b>	<b>A-2</b>	<b>O-S</b>	<b>R-R</b>	<b>W</b>	<b>Additional Regulations</b>
...						
Living quarters for persons employed and deriving a major portion of their income on the premises	CUP	CUP	-	CUP	-	
<u>Organic waste recycling facilities<sup>8</sup></u>						
<u>Anaerobic digestion facility</u>	=	<u>SPR</u>	=	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.740</u>
<u>Composting, green waste only</u>	=	<u>SPR</u>	=	=	=	<u>Section 22.140.740</u>
<u>Composting, mixed waste or food waste</u>	=	<u>SPR</u>	=	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.740</u>
<u>Composting, vermiculture</u>	=	<u>SPR</u>	=	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.740</u>
<u>In-vessel composting</u>	=	<u>SPR</u>	=	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.740</u>
<u>Non-combustion biomass conversion facility</u>	=	<u>SPR</u>	=	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.740</u>
...						
<b>Notes:</b>						
...						
8. <u>Use permitted as an accessory use only when operated in conjunction with a commercial or institutional use permitted in the zone, and only to process waste produced on-site, but not as a separate enterprise.</u>						

...

**SECTION 15.** Section 22.16.040 is hereby amended to read as follows:

**22.16.040 Development Standards for Zones A-1, A-2, O-S, R-R, and W.**

A. Development on any lot in Zones A-1, A-2, O-S, R-R, and W shall comply with Division 6 (Development Standards), where applicable.

B. New sensitive uses developed in permitted zones and located adjacent to existing, legally-established industrial uses, recycling or solid waste uses, or vehicle-related uses listed in Table 22.22.030-B (Principal Use Regulations for Industrial

Zones), except for the vehicle sales and rentals sub-category, shall comply with Division 7, Chapter 22.134 (Sensitive Uses).

**SECTION 16.** Section 22.18.030 is hereby amended to read as follows:

**22.18.030 Land Use Regulations for Zones R-A, R-1, R-2, R-3, R-4, and R-5.**

...

C. Use Regulations.

1. Principal Uses. Table 22.18.030-B, below, identifies the permit or review required to establish each principal use.

TABLE 22.18.030-B: PRINCIPAL USE REGULATIONS FOR RESIDENTIAL ZONES							
	R-A	R-1	R-2	R-3	R-4	R-5	Additional Regulations
<b>Agricultural and Resource-Based Uses</b>							
...							
Land reclamation projects	CUP	CUP	CUP	CUP	CUP	CUP	
...							

...

**SECTION 17.** Section 22.18.040 is hereby amended to read as follows:

**22.18.040 Development Standards for Residential Zones.**

A. Development Standards for Zones R-A, R-1, R-2, R-3, R-4, R-5, and RPD.

~~Except as specified otherwise, d~~Development on any lot in Zones R-A, R-1, R-2, R-3, R-4, R-5, and RPD shall comply with Division 6 (Development Standards), where applicable.

B. New sensitive uses developed in permitted zones and located adjacent to existing, legally-established industrial uses, recycling or solid waste uses, or vehicle-related uses listed in Table 22.22.030-B (Principal Use Regulations for Industrial Zones), except for the vehicle sales and rentals sub-category, shall comply with Division 7, Chapter 22.134 (Sensitive Uses).

BC. Required Yards. Except as specified otherwise, Table 22.18.040-A, below, identifies the minimum yard depths for Zones R-A, R-1, R-2, R-3, R-4, and R-5 as follows:

...

GD. Maximum Height.

...

**SECTION 18.** Section 22.20.030 is hereby amended to read as follows:

**22.20.030 Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R.**

...

C. Use Regulations.

1. Principal Uses. Table 22.20.030-B, below, identifies the permit or review required to establish each principal use.

TABLE 22.20.030-B: PRINCIPAL USE REGULATIONS FOR COMMERCIAL ZONES								
	C-H	C-1	C-2	C-3	C-M	C-MJ	C-R	Additional Regulations
<b>Agricultural and Resource-Based Uses</b>								
...								
Land reclamation projects	GUP	GUP	GUP	GUP	GUP	GUP	GUP	

TABLE 22.20.030-B: PRINCIPAL USE REGULATIONS FOR COMMERCIAL ZONES								
	C-H	C-1	C-2	C-3	C-M	C-MJ	C-R	Additional Regulations
...								
<b>Vehicle-Related Uses</b>								
...								
Vehicle services								
...								
Automobile supply stores	-	SPR	SPR	SPR <sup>14</sup>	SPR <sup>14</sup>	SPR	CUP <sup>4</sup>	Section 22.140.100
<u>CNG fueling station</u>		<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	

2. Accessory Uses. Table 22.20.030-C, below, identifies the permit or review required to establish each accessory use.

TABLE 22.20.030-C: ACCESSORY USE REGULATIONS FOR COMMERCIAL ZONES								
	C-H	C-1	C-2	C-3	C-M	C-MJ	C-R	Additional Regulations
...								
Manufacturing, processing, treating, packaging, and storage, accessory to a business on the premises	-	-	-	SPR	SPR	-	CUP <sup>4</sup>	Section 22.140.340
<u>Organic waste recycling facilities<sup>8</sup></u>								
<u>Anaerobic digestion facility</u>		<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	Section 22.140.740
<u>Composting, green waste only</u>	-	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	Section 22.140.740
<u>Composting, mixed waste or food waste</u>	-	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	Section 22.140.740
<u>Composting, vermiculture</u>	-	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	Section 22.140.740

TABLE 22.20.030-C: ACCESSORY USE REGULATIONS FOR COMMERCIAL ZONES								
	C-H	C-1	C-2	C-3	C-M	C-MJ	C-R	Additional Regulations
<u>In-vessel composting</u>	-	SPR	SPR	SPR	SPR	SPR	SPR	<u>Section 22.140.740</u>
<u>Non-combustion biomass conversion facility</u>	-	SPR	SPR	SPR	SPR	SPR	SPR	<u>Section 22.140.740</u>
...								
Outdoor storage	-	-	-	SPR	SPR	SPR	-	<u>Section 22.140.430</u>
<u>Recycling Facilities</u>								
<u>Supermarket accessory recycling collection center</u>	-	SPR	SPR	SPR	SPR	SPR	SPR	<u>Section 22.140.710</u>
...								
Notes:								
...								
8. <u>Use permitted as an accessory use only when operated in conjunction with a use permitted in the zone and only to process waste produced on-site, but not as a separate enterprise.</u>								

...

**SECTION 19.** Section 22.20.040 is hereby amended to read as follows:

**22.20.040 Development Standards for Commercial Zones.**

...

C. New sensitive uses developed in the permitted zones and located adjacent to existing, legally-established industrial uses, recycling or solid waste uses, or vehicle-related uses listed in Table 22.22.030-B (Principal Use Regulations for Industrial Zones), except for the vehicle sales and rentals sub-category, shall comply with Division 7, Chapter 22.134 (Sensitive Uses).

**SECTION 20.** Section 22.22.030 is hereby amended to read as follows:

**22.22.030 Land Use Regulations for Zones M-1, M-1.5, M-2, and**

**M-2.5.**

...

C. Use Regulations.

1. Principal Uses. Table 22.22.030-B, below, identifies the permit or review required to establish each principal use.

<b>TABLE 22.22.030-B: PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES</b>					
	<b>M-1</b>	<b>M-1.5</b>	<b>M-2</b>	<b>M-2.5</b>	<b>Additional Regulations</b>
<b>Agricultural and Resource-Based Uses</b>					
...					
Land reclamation projects	CUP	CUP	CUP	CUP	
...					
<b>Industrial Uses</b>					
...					
Junk and salvage yards, including the bailing of cardboard, cardboard boxes, paper, and paper cartons	--	--	CUP	CUP	Section 22.140.120
...					
Outdoor advertising signs	CUP	CUP	CUP	-	Section 22.114.070
Pallet yards	MCUP	MCUP	SPR	SPR	Section 22.140.700
...					
Scrap metal processing yards	--	--	CUP	CUP	Section 22.140.530
...					
Waste disposal facilities	--	--	CUP	CUP	
...					
<b>Recreational Uses</b>					
...					
<b>Recycling and Solid Waste Uses</b>					

**TABLE 22.22.030-B: PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES**

	M-1	M-1.5	M-2	M-2.5	Additional Regulations
<u>Recycling collection centers</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.720</u>
<u>Recycling processing facilities</u>					
<u>Auto dismantling yards</u>	-	-	<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.730</u>
<u>Construction, demolition, and inert debris processing or deposit facilities</u>	-	-	<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.730</u>
<u>Conversion technology facility (recycling) that processes materials other than solid waste</u>	-	-	<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.730</u>
<u>Materials recovery facilities</u>	-	-	<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.730</u>
<u>Scrap metal yards</u>	-	-	<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.730</u>
<u>Transfer stations</u>	-	-	<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.730</u>
<u>Organic waste recycling facilities</u>					
<u>Anaerobic digestion facility</u>	-	-	<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.740</u>
<u>Chipping/grinding or mulching</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.740</u>
<u>Combustion biomass conversion facility</u>	-	-	<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.740</u>
<u>Composting, vermiculture</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.740</u>
<u>Composting, green waste only</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.740</u>
<u>Composting, mixed waste or food waste</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.740</u>
<u>In-vessel composting</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.740</u>
<u>Non-combustion biomass conversion facility</u>	-	-	<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.740</u>
<u>Solid waste facilities</u>					
<u>Conversion technology facility (solid waste)</u>	-	-	<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.750</u>
<u>Inert debris landfill</u>	-	-	<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.750</u>
<u>Landfill gas-to-energy</u>			<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.750</u>
<u>Solid waste landfill<sup>21</sup></u>	-	-	<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.750</u>

**TABLE 22.22.030-B: PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES**

	M-1	M-1.5	M-2	M-2.5	Additional Regulations
<u>Transformation facility</u>	-	-	<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.750</u>
...					
<b>Vehicle-Related Uses</b>					
...					
Vehicle services					
...					
<u>Automobile dismantling yards</u>	-	-	<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.120</u>
...					
Boat repair	-	SPR	SPR	SPR	
<u>CNG fueling stations</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	
Notes:					
...					
21. <u>Any legally permitted, existing landfill in M-1 Zone that was permitted with a CUP may continue to be permitted with a CUP upon expiration as long as there is no pause in operation or use for a period greater than three months.</u>					

...

3. Accessory Uses. Table 22.22.030-C, below, identifies the permit or review required to establish each accessory use.

**TABLE 22.22.030-C: ACCESSORY USE REGULATIONS FOR INDUSTRIAL ZONES**

	M-1	M-1.5	M-2	M-2.5	Additional Regulations
...					
Manufacturing, processing, treating, packing, and storage, accessory to a business on the premises	P	P	P	P	
<u>Organic waste recycling facilities<sup>3</sup></u>					
<u>Anaerobic digestion</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.740</u>
<u>Composting, vermiculture</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.740</u>
<u>Composting, green waste only</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.740</u>

<b>TABLE 22.22.030-C: ACCESSORY USE REGULATIONS FOR INDUSTRIAL ZONES</b>					
	<b>M-1</b>	<b>M-1.5</b>	<b>M-2</b>	<b>M-2.5</b>	<b>Additional Regulations</b>
<u>Composting, mixed waste or food waste</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.740</u>
<u>In-vessel composting</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.740</u>
<u>Non-combustion biomass conversion facility</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.740</u>
...					
Small-scale wind energy systems	-	-	-	-	
<u>Supermarket accessory recycling collection center</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.710</u>
<b>Notes:</b> ... 3. <u>Use permitted as an accessory use only when operated in conjunction with a use permitted in the zone, but not as a separate enterprise.</u>					

...

**SECTION 21.** Section 22.22.060 is hereby amended to read as follows:

**22.22.060 Development Standards for Industrial Zones.**

...

C. New sensitive uses developed in permitted zones and located adjacent to existing, legally-established industrial uses, recycling or solid waste uses, or vehicle-related uses listed in Table 22.22.030-B (Principal Use Regulations for Industrial Zones), except for the vehicle sales and rentals sub-category, shall comply with Division 7, Chapter 22.134 (Sensitive Uses).

**SECTION 22.** Section 22.24.030 is hereby amended to read as follows:

**22.24.030 Land Use Regulations for Rural Zones.**

...

C. Use Regulations.

...

2. Accessory Uses. Table 22.24.030-C, below, identifies the permit or review required to establish each accessory use.

TABLE 22.24.030-C: ACCESSORY USE REGULATIONS FOR RURAL ZONES			
Use or Structure	C-RU	MXD-RU	Additional Regulations
...			
Outdoor storage	SPR	SPR	Section 22.140.430
<u>Recycling Facilities</u>			
<u>Supermarket accessory recycling collection center</u>	SPR	SPR	Section 22.140.710
...			

...

**SECTION 23.** Section 22.24.040 is hereby amended to read as follows:

**22.24.040 Development Standards for Rural Zones.**

...

H. New sensitive uses developed in the permitted zones and located adjacent to existing, legally-established industrial uses, recycling or solid waste uses, or vehicle-related uses listed in Table 22.22.030-B (Principal Use Regulations for Industrial Zones), except for the vehicle sales and rentals sub-category, shall comply with Division 7, Chapter 22.134 (Sensitive Uses). Where standards in Chapter 22.134 and this Section are in conflict, the more restrictive shall apply.

**SECTION 24.** Section 22.26.030 is hereby amended to read as follows:

**22.26.030 Mixed Use Development Zone.**

...

B. Land Use Regulations.

...

3. Use Regulations.

...

b. Accessory Uses. Table 22.26.030-D, below, identifies the permit or review required to establish each accessory use.

TABLE 22.26.030-D: ACCESSORY USE REGULATIONS FOR ZONE MXD		
		Additional Regulations
Sports courts, including tennis, volleyball, badminton, croquet, lawn bowling, and similar courts, in conjunction with a residential use	P	
<u>Supermarket accessory recycling collection center</u>	<u>SPR</u>	<u>Section 22.140.710</u>
...		

...

D. Development Standards. New sensitive uses developed in the permitted zones and located adjacent to existing, legally-established industrial uses, recycling or solid waste uses, or vehicle-related uses listed in Table 22.22.030-B (Principal Use Regulations for Industrial Zones), except for the vehicle sales and rentals sub-category, shall comply with Division 7, Chapter 22.134 (Sensitive Uses) in addition to the standards below. Where standards in Chapter 22.134 and this Section are in conflict,

the more restrictive shall apply. All new development projects in Zone MXD shall be subject to the following development standards:

. . .

**SECTION 25.** Chapter 22.84 is hereby added to read as follows:

**Chapter 22.84 Green Zone Districts**

**22.84.010 Purpose.**

**22.84.020 Applicability.**

**22.84.030 Standards and Requirements for Specific Uses.**

**22.84.040 Schedule for Compliance for Existing, Legally-  
Established Uses.**

**22.84.050 District Map.**

**22.84.010 Purpose.**

The Green Zone Districts are established to promote environmental justice in communities that are disproportionately affected by toxic pollutants and contaminants generated from various land uses over time. This Chapter provides regulations and procedures for new and existing land uses to ensure that such land uses will be operated in consideration of the surrounding sensitive uses as defined in Chapter 22.14 (Definitions), minimizing potential adverse health and safety impacts, and promoting clean industrial uses. The Green Zone Districts are identified as the unincorporated communities of Avocado Heights, East Los Angeles, East Rancho Dominguez,

Florence-Firestone, South San Jose Hills, West Whittier-Los Nietos, Walnut Park, West Athens-Westmont, Willowbrook, West Carson, and West Rancho Dominguez-Victoria.

**22.84.020 Applicability.**

A. General Applicability. This Chapter applies to uses that are located in permitted zones within the Green Zone Districts, as depicted on Figure 22.84.050-A, and meet all criteria described below:

1. Types of uses.

a. New and existing, legally-established uses listed under the Industrial Uses category, except for the airport-related sub-category, in Table 22.22.030-B (Principal Use Regulations for Industrial Zones), including airports, heliports, helistops, and landing strips.

b. New and existing, legally-established uses listed under Recycling and Solid Waste Uses category in Table 22.22.030-B (Principal Use Regulations for Industrial Zones).

c. New and existing, legally-established uses listed under the Vehicle-Related Uses, in Table 22.22.030-B (Principal Use Regulations for Industrial Zones), except for the vehicle sales and rentals sub-category. Supply stores under the vehicle services sub-category that are within fully enclosed buildings are also not subject to this Chapter.

d. New automobile service stations and new drive-through establishments as defined in Chapter 22.14 (Definitions), listed in Table 22.20.030-B (Principal Use Regulations for Commercial Zones).

2. Location of uses.

a. Any lots, or portion thereof, that contain the uses described in Subsections 1.a, 1.b, 1.c, or 1.d, above, and are located within a 500-foot radius of a lot that contains a sensitive use as defined in Chapter 22.14 (Definitions) as of the effective date of this ordinance, shall comply with the requirements in Sections 22.84.030, 22.84.040, and 22.84.050, below.

b. For the purpose of this Chapter, all requirements shall also apply to such lots, or portions thereof, if the sensitive use within a 500-foot radius is located within an incorporated area and is also a residential use.

3. Prohibited uses. The following uses are prohibited within a 500-foot radius of a lot containing a sensitive use in Green Zone Districts, except where noted:

- a. Acid manufacture.
- b. Anaerobic digestion facility, except as an accessory to a legally-established use that processes waste generated on-site only.
- c. Auto dismantling (outdoor operation).
- d. Cement, lime, gypsum, or plaster of Paris manufacture.
- e. Chipping and grinding.
- f. Combustion or non-combustion biomass conversion facility, except for a non-combustion biomass conversion facility that processes waste generated on-site only.
- g. Composting facility, except for green waste composting only.

- h. Compressed natural gas manufacture.
- i. Construction and demolition facility, recycling.
- j. Conversion technology facility, recycling, or solid waste.
- k. Distillation of bones.
- l. Drop hammers.
- m. Explosives.
- n. Forging works.
- o. Fertilizer manufacture, except accessory composting of on-site generated waste associated with a legally-established commercial or agricultural use.
- p. Gas manufacture, except accessory anaerobic digestion of on-site generated waste associated with a legally-established commercial or agricultural use.
- q. Glue manufacture.
- r. Inert Debris landfills.
- s. Inert Debris processing facilities, recycling.
- t. Materials recovery facilities, new.
- u. Metal plating (prohibited within a 1,000-foot radius of a lot containing a sensitive use in Green Zone Districts).
- v. Polymer plastics and foam manufacture.
- w. Scrap metal yards (outdoor operation).
- x. Smelting of tin, copper, zinc or iron ores.

- y. Solid waste landfills.
- z. Tannery or the curing or storage of raw hides.
- aa. Transfer stations.

4. Schedule for compliance. Existing structures or development for the uses subject to this Chapter shall comply with the applicable provisions of this Chapter, pursuant to Section 22.84.040 (Schedule for Compliance for Existing, Legally-Established Uses), below.

5. Exemption. Notwithstanding Subsection 1.a, above, this Chapter shall not apply to the following:

a. Any existing, legally-established uses that have been operating with an approved discretionary land use permit as provided by this Title 22, until the expiration date of such permit or until a new discretionary permit is required.

b. Any existing, legally-established automobile service station, for which a valid building permit has been issued prior to the effective date of this ordinance.

**B. Exceptions.**

1. When in conflict with other provisions of Title 22, the more restrictive requirements shall apply.

2. Improvements made pursuant to this Chapter shall not be subject to Chapter 22.172 (Nonconforming Uses, Buildings, and Structures).

**22.84.030 Standards and Requirements for Specific Uses.**

**A. Application Requirements.**

1. The following uses shall require a Conditional Use Permit (Chapter 22.158) within a 500-foot radius of a lot containing a sensitive use in the Green Zone Districts as measured from any lot line.

a. Industrial Uses.

i. Assembly, manufacture, packaging, and storage of finished or prepared materials, including on-site manufacture of raw, natural, or synthesized flammable or toxic chemicals:

(a) Earthen products, including ceramics, sand, and stone, but excluding brick, terra cotta, and tile manufacture.

(b) Precious and semi-precious metal products, including jewelry and lapidary.

ii. Assembly, manufacture, packaging, and storage of finished or prepared materials, provided that no manufacturing of raw natural or synthesized materials, including flammable or toxic chemicals, is conducted on-site. Metal products and parts; including the fabricating, engraving, spinning, storing, plating, and finishing of, where the use prohibits snap riveting and any process used in bending or shaping, which produces any audible nuisance or disagreeable noise, is prohibited. Use of perchloric acid is prohibited. Use excludes foundries and forging works.

iii. Food processing:

(a) Breweries.

(b) Dairy products depots.

(c) Slaughtering, dressing, processing, packing, and sale of poultry, fowl, rabbits, and other similar animals of comparable nature, form, and size.

(d) Starch mixing and bottling.

iv. Laundries and cleaning services, such as rug and carpet cleaning plants.

v. Manufacturing:

(a) Blacksmith shops.

(b) Boat building.

(c) Concrete batching plants, mixers of one cubic yard capacity or smaller.

(d) Engraving, machine metal engraving.

(e) Fabricating.

(f) Ice manufacturing, distribution, and storage.

(g) Lubricating oil canning and packaging, limited to 100 barrels stored aboveground at a time.

(h) Lumberyard.

(i) Machine shops.

(j) Paint mixing, excluding lacquers and synthetic enamels.

(k) Presses, hydraulic presses for the molding of plastics.

- (l) Refrigeration plants.
- (m) Sand, the washing of sand to be used in sandblasting.
- (n) Sheet metal shops.
- (o) Stone, marble and granite; including grinding, dressing, and cutting.

vi. Recycling and Solid Waste uses, including auto dismantling/recycling (indoor operation), and scrap metal (indoor operation).

vii. Storage:

- (a) Acetylene and oxygen storage in tanks.

Oxygen shall be stored in a room separate from acetylene, and such rooms shall be separated by a not less than one-hour fire-resistant wall.

- (b) Boat storage.
- (c) Building materials.
- (d) Bus storage.
- (e) Car barns for buses and streetcars.
- (f) Cold storage plants.
- (g) Contractor's equipment yards, including farm and building trade equipment.
- (h) Distributing plants.
- (i) Draying yards or terminals.
- (j) Fuel yards.

- (k) Machinery storage yards.
- (l) Moving van storage or operating yards.
- (m) Plaster storage.
- (n) Produce yards and terminals.
- (o) Storage and rental of plows, tractors, buses,

contractor's equipment, and cement mixers.

- (p) Truck and RV storage, including container

storage.

- (q) Warehouses, including storage warehouses,

which have a gross floor area of 100,000 square feet or greater.

- (r) Waste hauler vehicle or waste hauler container

storage.

- (s) Wood yards.

viii. Tire retreading or recapping.

ix. Valves, storage and repair of; including oil well valves.

x. Welding.

b. Vehicle-Related Uses:

i. Automobile washing, automatic car wash.

ii. Automobile washing, coin-operated, or hand wash.

iii. Vehicle services, automobile body and fender repair,

and paint shops.

iv. Vehicle services, automobile impound, and tow yards.

- v. Vehicle services, automobile painting, and upholstering shops.
- vi. Vehicle services, any automobile repair garages that have accessory uses.
- vii. Vehicle services, new automobile service stations, including compressed natural gas filling stations.
- viii. Vehicle services, automobile supply stores (outdoor only).

c. New development, change of use, or major improvements proposed on a site that is partially or entirely located within a half-mile radius of the boundaries of Superfund Sites, as identified in the Environmental Protection Agency (EPA) National Priorities List. For these uses, an environmental site assessment (Phase 1 Study) shall be submitted.

2. Projects that propose grading. Where grading is proposed for a project subject to a Conditional Use Permit, such projects must comply with all federal, State, and local laws with regard to protection of Tribal Cultural Resources.

3. All other types of industrial or vehicle-related uses subject to this Chapter shall require a Ministerial Site Plan Review (Chapter 22.186) or Minor Conditional Use Permit (Chapter 22.160) application in compliance with this Section.

4. All uses subject to a Conditional Use Permit may be required to submit a noise evaluation report and control plans for odor, dust, and vibration prepared

by a licensed professional at the request of Public Health. Mitigation measures, if required, shall be approved by Public Health prior to the permit being finalized.

B. Additional Findings. When a Conditional Use Permit (Chapter 22.158) is required by this Section, or a Minor Conditional Use Permit (Chapter 22.160) is required by Title 22, the following additional findings must be made in addition to the Conditional Use Permit findings required in Section 22.158.050.B (Findings and Decision) or Minor Conditional Use Permit findings in Section 22.160.050 (Findings and Decision):

1. The proposed use, development of land, and application of development standards are arranged to prevent adverse effects related to odor, noise, aesthetic, soil contamination, and air quality on neighboring property;

2. The proposed use and development of land employ appropriate environmental impact mitigation strategies, such as physical design characteristics, mechanical safeguards, or best practice strategies, including placement of construction equipment as far away from sensitive uses as possible, use of construction equipment that has properly operating and maintained mufflers, use of Zero Emissions construction equipment where feasible, orienting public address systems on-site away from nearby sensitive uses and setting system volume at a level not readily audible past the property line as feasible, and minimizes impacts on nearby sensitive uses; and

3. The proposed use and development of land protects public health and safety and promotes environmental sustainability.

C. Development Standards.

1. Development Standards for All Uses Subject to this Chapter.

a. Solid walls.

i. The following uses shall provide solid walls along the street frontage and any other lot lines adjoining a lot containing sensitive uses:

- (a) Boat storage.
- (b) Bus storage.
- (c) Organic waste facilities.
- (d) Pallet yards.
- (e) Recycling collection facilities.
- (f) Recycling processing facilities.
- (g) Truck and RV storage.
- (h) Uses that have accessory uses or secondary,

related activities other than parking occurring outdoors.

ii. Required solid walls shall meet the following standards:

(a) Be of a uniform height between eight and 12 feet;

(b) Be of a minimum thickness of six inches;

(c) Be a neutral color; and

(d) Be constructed in workmanlike manner and consist of materials such as concrete masonry unit ("CMU") or masonry, brick, etc.

iii. Any type of fencing or wire is prohibited, except that metal gates may be permitted for the purpose of vehicular access.

b. Landscaping on street frontage. Required solid walls along street frontages shall be set back by landscaping of a minimum of five feet in depth, as described below, unless the landscaping encroaches into the required existing parking spaces and associated maneuvering areas, or existing building or structures. The landscaping shall be verified on a landscaping plan submitted to the Department and consist of the following:

i. One 15-gallon tree for every 100 square feet of landscaped area shall be planted and spaced 10 feet apart. The remaining area shall also be landscaped with grass, shrubs, or bushes, etc. All plants provided for required landscaping shall be drought-tolerant and include only non-invasive plant species.

ii. The landscaping shall be maintained in a healthy condition with appropriate watering, pruning, weeding, fertilizing, and litter removal. Trees shall be planted in locations that maintain the required lines of sight for safe pedestrian and vehicular movement and shall not cause root damage to the sidewalk or other public infrastructure, to the satisfaction of Public Works.

iii. Trees planted near buildings or fire lanes shall be placed in locations that do not adversely impact the Fire Department operations or response times, to the satisfaction of the Fire Department.

iv. Trees shall be selected from the Tree Species List maintained by the Director.

v. Landscaping equipment used for maintenance, such as lawn mowers and leaf blowers, shall be electric and non-combustion powered.

vi. Notwithstanding Chapter 12.84 (Low Impact Development Standards) of the County Code, parcels subject to this Chapter 22.84 (Green Zone Districts) and less than one acre in size shall not be exempt from Low Impact Development requirements.

c. Storage of Materials, Vehicles, or Equipment.

i. Any materials, vehicles, or equipment that are stored outdoors shall not exceed the height of the surrounding wall, shall be fully contained within the property boundaries, and shall not spill over onto public right-of-ways.

ii. Stored materials shall be set back at least 10 feet from the wall or the length equal to the wall height, whichever is greater.

iii. The area between the stored materials and the wall may be landscaped.

d. Enclosures.

i. Any area used for storage or handling of hazardous materials, including above-ground storage tanks, shall be within an enclosure and fully screened from the public right-of-way;

ii. A completely enclosed building shall be provided for the following, unless another regulatory agency requires natural ventilation as part of the regulatory code:

(a) Any area where manufacturing or repair work occurs, such as assembly or disassembly of parts, repairs, processing of materials, or

operation of equipment that emits or generates dust, smoke, gas, fumes, cinder, or waste; or

(b) Recycling processing facilities, including auto dismantling activity, and scrap metal crushing and shredding.

(1) Auto dismantling activity, and scrap metal crushing and shredding, shall be placed furthest away from nearby sensitive uses as possible and be fully enclosed within a building.

(2) The garage door or opening of the enclosed building for auto dismantling activity, and scrap metal crushing and shredding, shall face the opposite direction of the nearest sensitive use and may be kept open during operation for ventilation.

(3) Ancillary operations, storage, and parking, aside from auto dismantling activity, and scrap metal crushing and shredding, may be conducted outdoors, provided that it is fully contained within the property boundaries and no storage or operation occurs on adjacent public rights-of-way or neighboring properties.

e. Surfacing. Areas designated for vehicle parking, vehicle circulation, or storage of materials or equipment shall be paved with impervious materials such as an asphalt or an oil and aggregate mixture, use light color pavement, and be maintained to the satisfaction of the Director. Paved areas shall be clustered to maximize pervious area. Alternative paving materials may be permitted to the satisfaction of the Director and Public Works.

i. All areas of broken concrete or asphalt, including, but not limited to, divots, cracks, potholes, and spalling of concrete or asphalt in the raw material receiving area of a recycling processing facility, or any portion of the facility where waste materials are unloaded and touch the ground outside of an enclosure, shall be patched, repaired, or repaved as necessary to prevent standing water or puddles with a surface area greater than one square foot from accumulating.

f. Recycling and Solid Waste Storage. Any trash receptacles or storage areas for recycling and solid waste shall meet the requirements set forth in Chapter 22.132 (Storage Enclosure Requirements for Recycling and Solid Waste).

g. Vehicular access and on-site circulation for cars and trucks. For new uses, driveway entrances and exits shall be located as far away from sensitive uses as feasible, and on-site vehicular circulation and truck loading and unloading areas, including truck loading docks, shall be located in the rear or on the side of structures, or as far away from the nearest sensitive use as feasible, to the satisfaction of the Director. Queuing and check-in points for trucks must be located on-site and furthest away from any property lines that are closest to any nearby sensitive use, when feasible. In cases of infeasibility for uses subject to a Conditional Use Permit, an additional finding must be made to justify why this may not be possible.

h. "No Idling" Sign Required. Where loading spaces are provided, the loading area shall include at least one sign stating that vehicle idling shall be limited to five minutes. Graphics related to the vehicle idle limitation are permitted on said sign. Said sign shall be a minimum size of 12 inches wide by 18 inches in height

and shall be prominently displayed and visible from the loading spaces/area. Said sign may contain language such as "5-minute idle limit," "spare the air," "please turn off engine when stopped," or similar language.

i. Accessory Structures and Utilities. A site that contains an outdoor operation with an office shall permanently affix the building to the ground and provide one toilet that is served by public water and sewer, or otherwise approved by the Director, as well as by Public Health and Public Works.

j. Perimeter Identification Signs. In addition to the signs permitted by Chapter 22.114 (Signs), and notwithstanding any contrary provisions in Division 10 (Community Standards Districts) in Title 22, each facility or site shall provide a perimeter identification sign that complies with the following:

i. A perimeter identification sign shall be permanently affixed on a building or wall that is visible, and with text that is legible from the public right-of-way for pedestrians, and no higher than eight feet from the ground measured vertically from the base of the sign. Freestanding signs or portable signs are prohibited as a perimeter identification sign.

ii. A perimeter identification sign shall have a minimum sign area of four square feet and a maximum of nine square feet. The area for a perimeter identification sign shall not be accounted for in the area permitted for business signs specified in Chapter 22.114 (Signs).

iii. The perimeter identification sign shall permanently display hours of operation, telephone number of the facility representative, and

emergency contact information for reporting any problems which may occur related to the operation of the facility 24 hours a day, seven days a week. The sign shall also include the business name unless the property also contains a separate business sign that is clearly visible from the public right-of-way. The sign shall also include instructions for reporting violations to the Department and Air Quality Management District (AQMD), where a use is also regulated by AQMD. Information for reporting violations shall include the following text, or as updated by the Department or South Coast Air Quality Management District (SCAQMD):

(a) "To report a violation to the Los Angeles County Department of Regional Planning, call 213-974-6453 Monday – Thursday, 7a.m. - 6p.m., dial 2-1-1 at any time or email [zoningenforcement@planning.lacounty.gov](mailto:zoningenforcement@planning.lacounty.gov);" and

(b) "To report a violation to South Coast Air Quality Management District (SCAQMD), call 1-800-CUTSMOG or visit [www.aqmd.gov](http://www.aqmd.gov)."

iv. Multi-tenant buildings or sites may provide one such sign containing the information for all tenants listed in Subsection C.1.iii, above, provided that each tenant has its own business identification sign that is clearly visible from the public right-of-way.

k. Hazardous sites. Any proposed project on a parcel known to be a hazardous property or listed on the Cortese List maintained by the California EPA shall provide appropriate federal, State, or local agency clearance letter for the site. In addition, any parcel known to have a previous use that potentially generated hazardous materials shall demonstrate that the site is clear of contamination with a Phase 1 study.

2. New Development or Proposed Expansions to Existing, Legally-Established Uses Adjacent to Sensitive Uses.

a. Building setback. A minimum of a 10-foot setback shall be provided along the property lines adjacent to sensitive uses. Any proposed additions above the ground floor of existing, legally-established uses adjacent to sensitive uses shall also be set back 10 feet from the nearest property line.

b. Building height. Any new building or structures, or any portion proposed for additions, excluding chimneys, rooftop antennas, roof-mounted solar panels, or other rooftop equipment including HVAC units, air purifiers, etc., shall set back the portion of the building or structure one additional foot for every foot above 35 feet in height, up to a maximum height of 45 feet.

3. Standards for Specific Uses. In addition to Subsection C.1 and C.2, above, the following standards shall apply to the uses listed below on the effective date of this ordinance, unless otherwise specified.

a. Automobile and vehicle repair shops. No open vehicle hood is permitted outside of the building.

b. New automobile service stations, including compressed natural gas filling stations:

i. Are exempt from Subsection C.1, above.

ii. Shall locate the gasoline or fuel dispensing areas at least 50 feet from the nearest sensitive uses.

c. Warehouses. The following standards apply to new warehouses. The following standards, except for Subsection vi, below, apply to existing warehouses, and shall be met within five years of the effective date of this ordinance.

i. Utilize electric or alternatively fueled sweepers with HEPA filters.

ii. Utilize Energy Star heating, cooling, and lighting devices, and appliances.

iii. Off-road equipment. All off-road equipment (non-street legal), such as forklifts and other machinery, used on-site for warehouse operations shall be powered by alternative fuels, electrical batteries, or other alternative/non-diesel fuels (e.g., propane) that do not emit diesel particulate matter, and that are zero or low-emission.

iv. Landscaping equipment. All landscaping equipment, such as lawn mowers and leaf blowers used on-site shall be electrically powered.

v. Zero-emission or near-zero emission trucks.

Warehouses with a minimum gross floor area of 100,000 square feet shall comply with AQMD Rule 2305 or current standards.

vi. New warehouses shall have a minimum 100-foot buffer consisting of office space, employee parking, and/or landscaping between primary operation and lot lines that are closest to nearby sensitive uses.

d. New drive-through establishments. The following standards shall apply to new drive-through establishments only:

- i. Compliance with the requirements set forth in Subsection C.2.a, above.
- ii. A maintenance plan shall be submitted as part of the Conditional Use Permit application, to the satisfaction of the Director, and the drive-through establishment shall comply with the maintenance plan.
- iii. The location of the drive-through area, including cashier microphone, speakers, and drive-through lane, shall be located at least 20 feet from the property line of any adjoining residentially-zoned lot, and speakers and lighted menus shall be oriented away from such lots.
- iv. Hours of operation for the drive-through area shall be no earlier than 6:00 a.m. and no later than 12:00 a.m.
- v. A buffer, which may include a six-foot solid wall, as depicted on the site plan, shall be provided to reduce noise trespass from the drive-through area to any adjoining residentially-zoned lot.
- vi. The required trash bin shall be enclosed by a decorative wall measuring at least five feet tall, but not more than six feet tall, and shall have solid doors.

D. Modification.

1. A modification may be requested through a Minor Conditional Use Permit (Chapter 22.160) application if the use is subject to a Minor Conditional Use Permit or Site Plan Review (Chapter 22.186), or through a Conditional Use Permit

(Chapter 22.158) application if the use requires a Conditional Use Permit, for the development standards listed below:

- a. Solid walls (Subsection C.1.a.ii).
- b. Landscaping (Subsection C.1.b.i).
- c. Accessory Structures and Utilities (Subsection C.1.i).
- d. Signs (Subsection C.1.j.ii).
- e. Warehouses (Subsections C.3.c.iii, iv, v, and vi).

2. When a modification is requested for any development standards listed in Subsection D.1, above, the following findings must be made in addition to the findings required in Subsection B (Additional Findings), above:

a. Due to topographic or physical features of the site, strict compliance with all the required development standards would substantially and unreasonably interfere with the establishment of the proposed project or continuation of the existing operation on the subject property; and

b. The requested modification provides alternative means to prevent adverse effects on environment and public health of the community.

E. Performance Standards for All Uses.

1. Hours of outdoor operation. No outdoor operation or activities shall be conducted between 6:00 p.m. and 8:00 a.m., daily, with the exception of truck loading and unloading into an enclosed building only.

2. Storage of Materials and Waste. All materials or waste shall be stored in designated receptacles, bins, or pallets, and located on a paved impermeable surface on site, or within an enclosed building.

3. Site Maintenance. Other than for the collection or receipt of items related to the principal use, exterior areas of the premises shall be maintained free of garbage, trash, debris, or junk and salvage except as stored in designated trash collection containers and enclosures.

F. Fees. When a Conditional Use Permit (Chapter 22.158) is required, fees may be assessed to offset the costs associated with the project mitigation, enforcement activities, operational impact mitigation studies, community benefit programs, and other costs related to the Project's impacts on the surrounding communities.

**22.84.040 Schedule for Compliance for Existing, Legally-Established Uses.**

A. Existing, legally-established uses that are subject to this Chapter shall be brought into compliance with all applicable requirements of this Chapter according to the schedule identified in Table 22.84.040-A, below, as follows, provided that the number of years to comply is accounted from the effective date of this ordinance:

<b>TABLE 22.84.040-A: Schedule for Compliance for Existing, Legally-Established Uses Up to 500 Feet from a Sensitive Use<sup>1</sup></b>			
<b>Permit Required</b>	<b>3 Years</b>	<b>5 Years</b>	<b>7 Years</b>

**TABLE 22.84.040-A: Schedule for Compliance for Existing, Legally-Established Uses Up to 500 Feet from a Sensitive Use<sup>1</sup>**

Permit Required	3 Years	5 Years	7 Years
SPR for uses up to 100 feet from a Sensitive Use	Installation of any one or both of the following combined and no other improvements: signage, landscaping	Installation of walls, surfacing, or specific standards for warehouses, along with or without any other improvements combined, if new building enclosure is not required	Installation of building enclosure and any other improvements for SPR
SPR for uses between 101 – 500 feet from a Sensitive Use	N/A	Installation of any one or all improvements, including specific standards for warehouses, if new building enclosure is not required	Installation of building enclosure and any other improvements for SPR
CUP or MCUP for uses up to 100 feet from a Sensitive Use	N/A	CUP or MCUP attainment and installation of any one or all improvements, if new building enclosure is not required; specific standards for warehouses.	Installation of building enclosure and any other improvements for CUPs or MCUPs
CUP or MCUP for uses between 101 – 500 feet from a Sensitive Use	N/A	N/A	CUP or MCUP attainment and installation of all improvements

1. Section 24.84.030.E (Performance Standards for all Uses), shall apply to existing, legally-established uses at the time of the compliance schedule deadline for the established use.

1. Existing uses that are entirely or partially within a 100-foot radius of a lot containing a sensitive use in a permitted zone and:

a. Subject to a Ministerial Site Plan (Chapter 22.186), pursuant to this Chapter for the requirements specified in Subsection C.1.b (Landscaping) or C.1.j (Perimeter Identification Signs) of Section 22.84.030, only and no other improvements required, three years;

b. Subject to a Ministerial Site Plan (Chapter 22.186), pursuant to this Chapter for any one or combination of the requirements specified in

Subsections C.1.a through C.1.j of Section 22.84.030, except Subsection C.1.b (Landscaping) or C.1.j (Perimeter Identification Signs) alone or in combination, and except for Subsection C.1.d (Building Enclosure), five years;

c. Subject to a Ministerial Site Plan (Chapter 22.186), pursuant to this Chapter for the requirements specified in Subsection C.3.c (Standards for Specific Uses, Warehouses) of Section 22.84.030, five years;

d. Subject to a Ministerial Site Plan (Chapter 22.186), pursuant to this Chapter for the requirements specified in Subsection C.1.d (Building Enclosure) only, or Subsection C.1.d along with any other requirements of Section 22.84.030, seven years;

e. Subject to a Conditional Use Permit (Chapter 22.158), pursuant to this Chapter for the requirements specified in Subsections C.1.a (Solid walls), C.1.b (Landscaping on street frontage), C.1.j (Perimeter Identification Signs), or C.3.c (Standards for Specific Uses, Warehouses) only, of Section 22.84.030, five years;  
or

f. Subject to a Conditional Use Permit (Chapter 22.158), pursuant to this Chapter for all other requirements, seven years.

2. Existing uses that are entirely or partially located between a 101-foot radius and a 500-foot radius of any lot containing a sensitive use and:

a. Subject to a Ministerial Site Plan (Chapter 22.186), pursuant to this Chapter for the requirements specified in Subsections C.1.a through C.1.j, except

for C.1.d (Building Enclosure) or subject to Subsection C.3.c (Standards for Specific Uses, Warehouses) of Section 22.84.030, five years;

b. Subject to a Ministerial Site Plan (Chapter 22.186), pursuant to this Chapter for the requirements specified in Subsection C.1.d (Building Enclosure) along with or without any other requirements of Section 22.84.030, seven years; or

c. Subject to a Conditional Use Permit (Chapter 22.158), pursuant to this Chapter, seven years. Uses that are subject to a Conditional Use Permit, pursuant to this Chapter shall be brought into full compliance with all applicable requirements of this Chapter, no later than no later than seven years from the effective date of the this ordinance, or cease operations.

3. All existing uses that have been operating with an approved discretionary land use permit prior to the effective date of this ordinance, as provided by this Title 22, shall be brought into full compliance with all applicable requirements of this Chapter upon a renewal of such permits or requirement for a new discretionary permit.

4. Compliance shall be defined solely for this Chapter as the implementation and/or construction of all required development standards for uses subject to Chapter 22.84 within the timeframe identified in Table 22.84.040-A. For properties requiring improvements that fall into multiple compliance years, the longer timeline shall apply to all improvements.

5. Prohibited uses shall not be granted any time extension beyond their grant term, and shall not be subject to Chapter 22.172.

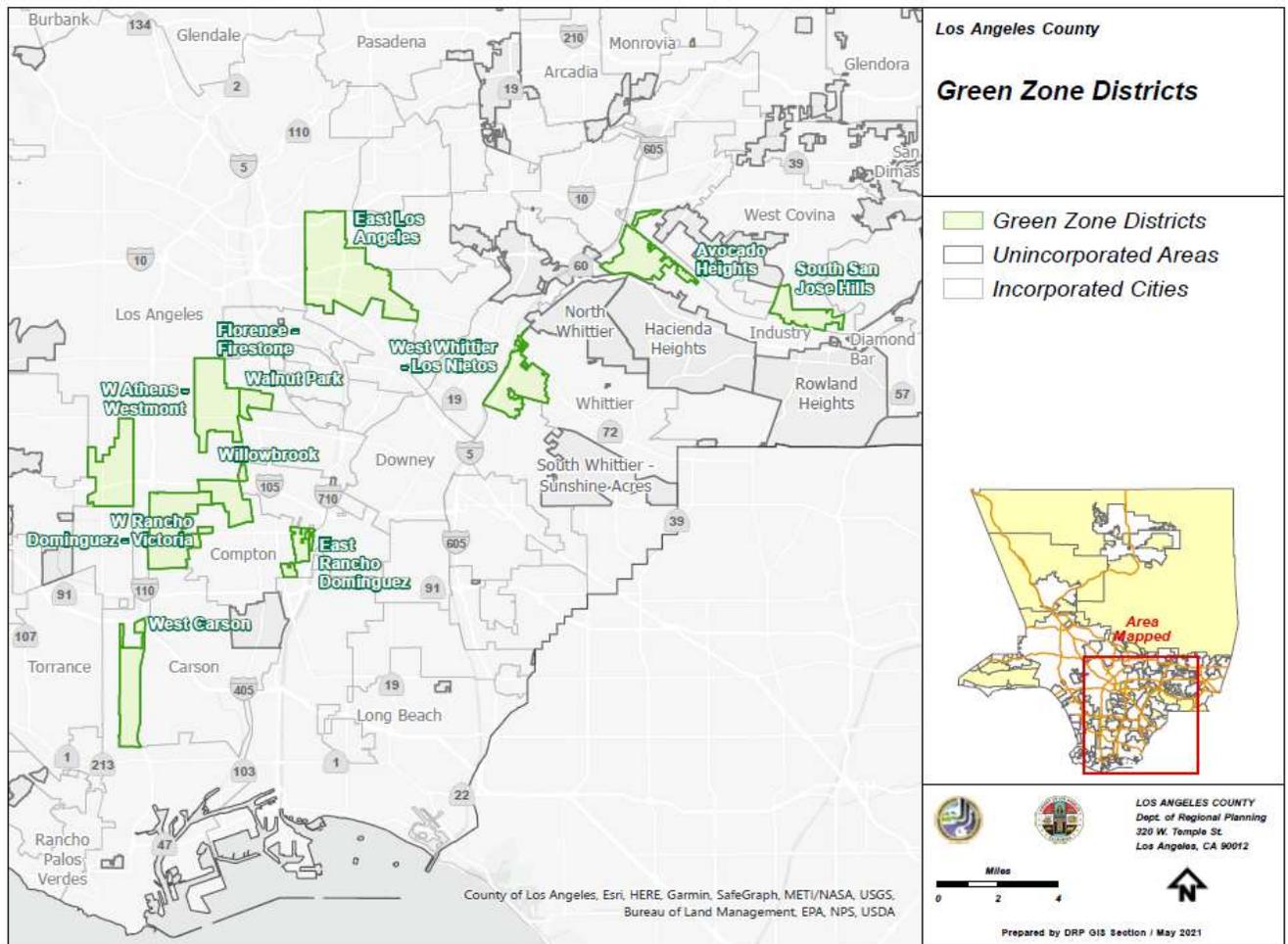
**22.84.050**

**Green Zone Districts Map.**

The boundaries of the Green Zone District communities are shown on

Figure 22.84.050-A: Green Zone Districts Boundaries, below.

**Figure 22.84-A: Green Zone Districts Boundaries**



**SECTION 26.** Section 22.112.070 is hereby amended to read as follows:

**22.112.070 Required Parking Spaces.**

A. Required Parking Spaces. Table 22.112.070-A, below, identifies the minimum number of parking spaces required to establish each use.

TABLE 22.112.070-A: MINIMUM REQUIRED PARKING SPACES	
Use	Number of Spaces

...		
Industrial uses – in any zone, excluding Zone SR-D		
	Industrial/manufacturing uses, excluding <del>scrap metal processing, automobile dismantling, junk and salvage yards</del> <u>recycling and solid waste facilities, and warehouses.</u>	1 space per 500 square feet and 1 space per vehicle <del>directly-used for operation of the</del> <u>business.</u>
	<del>Scrap metal processing, automobile dismantling, and junk and salvage yards</del> <sup>3</sup> <u>Recycling collection facilities, recycling processing facilities, organic waste facilities, and solid waste facilities except for landfills.</u> <sup>3</sup>	1 space per vehicle <del>directly-used for operation of the</del> <u>business, and 1 space per 7,000 square feet or fraction thereof of yard area up to 42,000 square feet and 1 space per 20,000 square feet or fraction thereof of yard area in excess of 42,000 square feet. A minimum of 403 spaces is required for each use.</u>
...		
Tasting rooms and remote tasting rooms		1 space per 100 square feet, including any outdoor floor area.
<u>Vehicle-related uses</u>		
	<u>Auto services, excluding automobile impound yards, automobile service stations, automobile supply stores, and boat repair.</u>	<u>1 space per 500 square feet of building or structure area used for repair work.</u>
...		
<p>3. The parking spaces required herein shall not be used for the parking of vehicles used directly in the <del>conducting operation of such uses</del> <u>scrap metal processing yards or automobile dismantling yards,</u> or of renovated, repaired, or reassembled vehicles which are owned, operated, or in the possession of the proprietor of the yard. The addition of automobile parking spaces on an adjacent lot for purposes of complying with the parking requirements of this Section shall not be considered an expansion of the use.</p>		
...		

...  
**SECTION 27.** Chapter 22.132 is hereby added to read as follows:

**Chapter 22.132 Storage Enclosure Requirements for Recycling and**

**Solid Waste.**

**22.132.010 Purpose.**

**22.132.020            Applicability.**

**22.132.030            Development Standards.**

**22.132.010            Purpose.**

This Chapter ensures that enclosed rooms or storage areas are provided to store, collect, and load waste, recyclable materials, and organic materials generated by commercial, industrial, and residential land uses with four or more units, and that the area may be safely accessed by building occupants and waste and recycling haulers in compliance with Title 14, Division 7 (Natural Resources) of the California Code of Regulations.

**22.132.020            Applicability.**

This Chapter applies to recycling and solid waste storage associated with the following:

- A.    New non-residential development;
- B.    New residential and mixed use development with four or more units; and
- C.    Expansion by 50 percent or more of the existing floor area for existing non-residential or residential developments with four or more units.

**22.132.030            Development Standards.**

- A.    Receptacles. All waste, compost, and recyclables shall be stored in closed receptacles at all times.
- B.    Location. The following location standards apply to recycling and solid waste storage areas.

1. All municipal solid waste, recyclable, and compostable material receptacles shall be located within the same enclosure, unless the Director determines that extraordinary circumstances prevent co-locating containers within one enclosure, thereby necessitating multiple enclosures.

2. The storage area shall be accessible to residents, employees, and refuse and recycling haulers at all times.

3. When the storage area is located outside of a building, it shall be located in the rear portion of the lot wherever feasible, or adjacent to an alley if the lot is bordered by an alley.

C. Distance Requirements.

1. Where an outdoor recycling and solid waste storage area is separated from an adjoining building, it shall be no closer than 10 feet from any building or 20 feet from any door or window in linear distance.

D. Area. Recycling and solid waste storage areas shall comply with any applicable requirements of Public Works, and have a vertical dimension of at least eight feet.

E. Clearance and Circulation. Outdoor recycling and solid waste storage areas shall not be located in any required yard, parking space, landscaped areas, or other areas required to remain clear of obstructions to comply with Title 26 (Building Code) and Title 32 (Fire Code) of the County Code, and shall not obstruct vehicular or pedestrian circulation.

F. Enclosure.

1. All outdoor recycling and solid waste storage areas are required to have a view-obstructing fence or wall in compliance with Section 22.140.430 (Outdoor Storage). Chain-link fences are not sufficient for view-obstructing requirements unless combined with inserts that obstruct view to the satisfaction of the Director.

2. The height of stored items shall not exceed the enclosure surrounding it.

3. A roof shall be required to screen the storage area from views down from upper-story windows in adjacent residential or mixed-use buildings.

G. Paving. The ground or floor where the storage area is located shall be paved, pursuant to Section 22.112.080.E (Paving). The paving shall extend beyond the walls of the enclosure by at least two feet to the satisfaction of Public Works.

H. Signage.

1. At least one sign, not to exceed four square feet in area, shall be provided for recycling and waste storage areas.

2. The sign shall be posted adjacent to the entrance to the storage area.

3. The sign shall list the type of material that may be deposited in each receptacle.

I. Cleaning and Maintenance. Recycling and solid waste storage areas shall be maintained in a clean, litter-free condition, in such a way that vermin, rodents, or other pests are prevented from entering the area.

**SECTION 28.** Chapter 22.134 is hereby added to read as follows:

**Chapter 22.134 Sensitive Uses Adjacent to Industrial, Recycling or Solid**

**Waste, or Vehicle-Related Uses.**

**22.134.010 Applicability.**

**22.134.020 Application Review Procedures.**

**22.134.030 Development Standards.**

**22.134.010 Applicability.**

A. The standards and requirements in this Chapter shall apply to any new sensitive use, including dwelling units (except for accessory dwelling units), schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, and daycares or preschools as accessory to a place of worship, developed on a lot that is adjacent to or adjoins any legally-established industrial uses, recycling or solid waste uses, or vehicle-related uses listed in Table 22.20.030-B (Principal Use Regulations for Commercial Zones), except for vehicle sales and rentals sub-category.

B. In Green Zone Districts, approval of a new sensitive use shall not subject existing industrial, recycling or solid waste, or vehicle-related uses to the requirements of Chapter 22.84 (Green Zone Districts).

**22.134.020 Application and Review Procedures.**

A. Applications to establish a new sensitive use adjacent to or adjoining an existing, legally-established industrial use, recycling or solid waste use, or vehicle-related use listed in Table 22.20.030-B (Principal Use Regulations for Commercial

Zones), except for vehicle sales and rentals sub-category, shall submit a Land Use Map, including a land use legend with symbols identifying existing land uses that are within a 500-foot radius of the property lines of the proposed site.

**22.134.030. Development Standards for Sensitive Uses.**

**A. Setbacks and Landscaping.**

1. In addition to the requirements of Chapter 22.126 (Tree Planting Requirements) a landscaped setback of a minimum 15 feet in depth and a minimum three feet in height, shall be provided along the adjoining property lines or street frontage that directly faces any portion of an existing industrial, recycling or solid waste use, or vehicle-related use.

2. All landscaping shall be drought-tolerant, include only non-invasive plant species, and include a mix of shrubs, turf, trees, or vertical landscaping.

3. The landscaping shall be maintained in a healthy condition, with regular watering, pruning, weeding, fertilizing, litter removal, and replacement of plants when necessary.

**B. Solid Walls.** Solid walls shall be provided along the property lines or along required landscaping adjoining the applicable non-sensitive uses (industrial, recycling or solid waste uses, or vehicle-related uses, except for sales and rental) and shall have a uniform height of at least eight feet.

**C. Open Space.** Any common open space shall be buffered from the adjacent facilities by a building, structure(s), or landscaping of a minimum of three feet

in height. The landscaped buffer shall be a minimum of three feet in depth on the premise.

D. Additional requirements.

1. All windows in any buildings shall be double-glazed (double-paned).
2. Balconies shall be prohibited on the side of a building that faces an adjoining lot containing an existing industrial use, recycling or solid waste use, or vehicle-related use, except for vehicle sales and rentals.
3. Air filtration systems shall be provided in residential units and other rooms that are intended for human occupancy, as recommended by Public Works, Building and Safety Division and the California Air Resources Board (CARB).

**SECTION 29** Section 22.140.120 is hereby amended to read as follows:

**22.140.120 Automobile ~~Dismantling Yards, Automobile Impound Yards, and Junk and Salvage Yards.~~**

A. Applicability. This Section applies to ~~automobile dismantling yards, automobile impound yards, and junk and salvage yards~~ in all zones where permitted.

...

E. Landscaping. At least one square foot of landscaping shall be provided for each linear foot of street frontage, and said landscaping shall be developed in accordance with a site plan which complies with the following criteria:

1. Landscaping shall be distributed along said frontage and visible from the right-of-way in accordance with the site plan approved by the Director.

...

F. Storage.

1. No impounded, ~~wrecked, or dismantled~~ vehicles, ~~salvage, or junk~~ shall be placed or allowed to remain outside of the enclosed yard area.

2. No impounded, ~~wrecked, or dismantled~~ vehicles, ~~salvage, or junk~~ shall be stored at a height greater than that of the surrounding fence or wall unless the land upon which the yard is located is in Zone M-3 and such storage above said fence or wall is not within 500 feet of any other zone.

G. Additional Regulations. The standards of development for ~~automobile dismantling yards, automobile impound yards, or junk and salvage yards~~ as set forth in this Section shall not relieve the proprietors of such ~~automobile dismantling yards, automobile impound yards, or junk and salvage yards~~ from complying with all regulations, laws, and ordinances of the County and the State of California.

H. Schedule for Compliance.

1. All ~~automobile dismantling yards, automobile impound yards, and junk and salvage yards~~ are hereby required to comply with the requirements set forth in Subsections B through G, above, in accordance with the following schedule:

a. All storage of ~~dismantled, impounded, or wrecked~~ vehicles ~~and salvage and junk~~ shall cease to be carried on in any area outside the confines of the fenced or walled area of the yard and above the height of the fence or wall, in compliance with Subsection B, above, within six months from January 26, 1980, the effective date of this Section.

...

2. Failure to comply with the requirements of Subsections B through G, above, shall be deemed to automatically terminate any existing nonconforming use or Conditional Use Permit (Chapter 22.158) authorizing the establishment of an ~~automobile dismantling yard, automobile impound yard, or junk and salvage yard.~~ Compliance with said requirements shall not in and of itself constitute sufficient grounds for the granting of a Conditional Use Permit (Chapter 22.158) or the extension thereof.

...

**Section 30.** Section 22.140.350 is hereby amended to read as follows:

**22.140.350 Mixed Use Developments in Commercial Zones.**

A. Mixed Use Development in Zones C-H, C-1, C-2, C-3, and C-M.

...

54. Prohibited Uses. Notwithstanding the uses otherwise permitted in the zone, the following uses are prohibited in the commercial component of a mixed use development, as listed in Table 22.140.350-A, below.

TABLE 22.140.350-A: PROHIBITED USES	
...	
Service Uses	
Ambulance emergency service facilities	<del>Hospital equipment and supply rentals</del> <u>Mortuaries</u>
Ambulance service facilities	<del>Mortuaries</del> <u>Party equipment rentals</u>
Bakery shops	<del>Party equipment rentals</del> <u>Pet grooming</u>
Beauty shops	<del>Pet grooming</del> <u>Supermarket accessory recycling</u>

TABLE 22.140.350-A: PROHIBITED USES	
	<u>collection center</u>
...	
Furniture and appliance rentals	Tool rentals, including rototillers, power mowers, sanders and saws, cement mixers, and other similar equipment, excluding heavy machinery or trucks
<u>Hospital equipment and supply rentals</u>	
...	

65. Development Standards. The following development standards shall apply:

...

76. Performance Standards. The following performance standards shall apply:

87. Covenant and Agreement. The applicant shall record with the Registrar-Recorder/County Clerk, an agreement that the mixed use developments will be maintained in accordance with this Section as a covenant running with the land for the benefit of the County, and the covenant shall also declare that any violation thereof shall be subject to Enforcement Procedures (Chapter 22.242).

**Section 31.** Section 22.140.360 is hereby amended to read as follows:

**22.140.360 Mixed Use Developments in MXD-RU.**

...

E. Prohibited Uses. For any commercial component of a mixed use development in Zone MXD-RU, in addition to prohibited uses for commercial components of mixed use developments in Section 22.140.350.A.5 (Prohibited Uses), the uses listed in Table 22.140.360-A shall be prohibited:

TABLE 22.140.360-A: PROHIBITED USES	
...	...
Firewood, sale of	Stations-bus, railroad and taxi
Golf-driving ranges	<del>Veterinary, small animal clinics</del> Supermarket accessory recycling collection center
Hospitals	Veterinary, small animal <del>hospitals</del> clinics
Meat markets	<del>Veterinary, small animal hospitals</del>

**SECTION 32.** Section 22.140.430 is hereby amended to read as follows:

**22.140.430 Outdoor Storage.**

...

C. Industrial Zones. This Subsection applies to outdoor storage in Zones M-1, M-1.5, M-2, M-2.5, and M-3.

1. Exemptions. The following uses are exempt from this Subsection:

...

b. ~~Automobile dismantling and junk and salvage yards, which shall instead be subject to the standards in Section 22.140.120 (Automobile Dismantling Yards and Junk and Salvage Yards).~~ Outdoor storage that is subject to the standards in Chapter 22.84 (Green Zone Districts).

~~e. Scrap metal processing yards, which shall instead be subject to the standards in Section 22.140.530 (Scrap Metal Processing Yards).~~

2. Fences and walls. Where a fence or wall is required, pursuant to this Subsection, it shall be developed as provided herein:

...

b. All fences and walls open to view from any street or highway or any area in a Residential, Agricultural, or Commercial Zone shall be constructed of the following materials:

i. ~~Metallic panels at least .024 inches thick, painted with a "baked on" enamel or similar permanent finish~~ coated with permanent metal finish;

ii. Masonry, brick, or concrete block; or

...

c. Required fences which are not open to view from any street or highway or any area in a Residential, Agricultural, ~~or Commercial~~, or Mixed Use Zone may be constructed of material other than as specified in Subsection 2.c, above, if constructed and maintained in accordance with the provisions of this Subsection.

...

e. All fences and walls, excluding masonry, brick, concrete block, and approved ~~permanent-finish~~ permanent metal-finish panels, shall be ~~painted a uniform,~~ neutral color, excluding black, which blends with the surrounding terrain, and improvements shall be maintained in a neat, orderly condition at all times.

...

g. Any structures which are used as part of the yard boundaries or are exposed to view from a street or highway frontage shall be subject to ~~painting, materials, finish, color,~~ maintenance and sign requirements for fences and walls as provided in Subsections 2.e and 2.f, above.

...

**SECTION 33.** Section 22.140.530 is hereby deleted in its entirety:

**22.140.530** ~~**Reserved Scrap Metal Processing Yards.**~~

~~A. Applicability. This Section applies to scrap metal processing yards in Zone M-2.~~

~~B. Enclosure. All operations and storage, including all equipment used in conducting such use, other than parking, shall be conducted within an enclosed building or within an area enclosed by a solid wall or solid fence.~~

~~C. Fences and Walls. Where fences or walls are provided, they shall be developed as follows:~~

~~1. All fences and walls shall be of a uniform height in relation to the ground upon which they stand, and shall be between eight and 15 feet in height. Where fences or walls exceed a height of 10 feet and are located on street or highway frontages, they shall be set back at least three feet from the lot line. The area between the fence and the lot line shall be fully landscaped according to the specifications hereinafter described in Subsection F, below.~~

~~2. All fences and walls open to view from any street or highway or any area in a Residential, Agricultural, or Commercial Zone shall be constructed of the following materials:~~

~~a. Metallic panels, at least 0.024 inches thick, painted with a "baked on" enamel or similar permanent finish;~~

~~b. Masonry; or~~

~~c. Other materials comparable to the foregoing, if approved by the Commission or Hearing Officer.~~

~~3. Other required fences may be constructed of material other than as specified in Subsection C.2, above.~~

~~4. All fences and walls shall be constructed in workmanlike manner and shall consist solely of new materials unless the Commission or Hearing Officer approves the substitution of used materials where, in his opinion, such used materials will provide the equivalent in service, appearance, and useful life.~~

~~5. All fences and walls, excluding masonry and approved permanent-finish panels, shall be painted a uniform, neutral color, excluding black, which blends with the surrounding terrain, and improvements shall be maintained in a neat, orderly condition at all times. Such fence or wall shall contain no painted signs or posters except as approved by the Commission or Hearing Officer.~~

~~6. Any structures which are used as part of the yard boundaries or are exposed to view from a street or highway frontage shall be subject to painting, maintenance, and sign requirements for fences and walls as provided in Subsection~~

~~C.5, above. The Commission or Hearing Officer may approve other appropriate architectural treatment.~~

~~D.——Modification to Fences and Walls. The Commission or Hearing Officer may modify fences or walls required by Subsection C, above, when said fences or walls are not exposed to view from any street or highway or any area in a Residential, Agricultural, or Commercial Zone:~~

~~1.——Where adjoining property is located within Zones M-2, M-2.5, or M-3, and is developed with an automobile dismantling yard, junk and salvage yard, scrap metal processing yard, or other open storage use displaying similar characteristics; or~~

~~2.——Where substantial fences, walls, or buildings are located adjacent to property lines on surrounding properties which serve to enclose such yard as well or better than the wall or fence required herein. Should the use, fence, wall, or building providing justification for such modification be removed, such wall or fence shall be provided in compliance with this Section within six months from the date of such removal.~~

~~E.——Paving.~~

~~1.——All areas of the yard open to vehicular passage shall be paved with an asphalt surfacing or an oil and aggregate mixture to prevent emission of dust or tracking of mud onto public rights-of-way; provided, however, the Commission or Hearing Officer may approve other paving materials which provide, in their opinion, the equivalent in service and useful life.~~

~~2. Areas designated for storage or otherwise restricted to vehicular passage shall be indicated on the site plan and be so maintained unless surfaced as provided herein.~~

~~F. Landscaping.~~

~~1. At least one square foot of landscaping shall be provided for each linear foot of street or highway frontage, and said landscaping shall be developed in accordance with a site plan which complies with the following criteria:~~

~~a. Landscaping shall be distributed along said frontage in accordance with the site plan approved by the Commission or Hearing Officer.~~

~~b. No planting area shall have a horizontal dimension of less than three feet.~~

~~c. A permanent watering system or hose bibs shall be provided which satisfactorily irrigates all planted areas. When hose bibs are utilized, they shall be so located as to permit the watering of planted areas with a 50-foot hose.~~

~~d. All landscaped areas shall be continuously and properly maintained in good condition.~~

~~2. In existing yards, the Commission or Hearing Officer may approve alternative methods of providing landscaping where the criteria provided herein would cause unnecessary hardship or constitute an unreasonable requirement and an alternative plan will, in the Director's opinion, provide as well or better for landscaping within the intent of this provision.~~

~~G. Storage Limitations.~~

~~1. Salvage or junk:~~

~~a. Shall not be placed or allowed to remain outside of the enclosed yard area; and~~

~~b. May be stored above the height of the fence or wall, provided such storage is not within 10 feet of an exterior lot line.~~

~~2. Where the land upon which the yard is located is in Zone M-3, and such storage above said fence or wall is not within 500 feet of any other zone, the 10-foot setback shall not apply.~~

~~H. Modification. Notwithstanding Subsection D, above, the requirements in this Section may be modified upon approval of a Variance (Chapter 22.194) application.~~

~~I. Compliance with Other Regulations. The standards of development for such yards as set forth in this Section shall not relieve the proprietors of such yards from complying with all regulations, laws, and ordinances of the County and the State of California.~~

**SECTION 34.** Section 22.140.700 is hereby added to read as follows:

**22.140.700 Pallet Yards.**

A. Purpose. This Section establishes standards, conditions, and procedures that support and facilitate the development of pallet yards as a principal use in a manner that protects public health, safety, and welfare and minimizes significant impacts to the environment.

B. Applicability. This Section applies to pallet yards in Zones M-1, M-1.5, M-2, and M-2.5.

C. Application Requirements.

1. A pallet yard as a primary use located in Zones M-1 and M-1.5 shall require a Minor Conditional Use Permit (Chapter 22.160).

2. A pallet yard as a primary use located in Zones M-2 and M-2.5 shall require a Ministerial Site Plan Review (Chapter 22.186) application.

3. Additional Application Materials. An operations plan that addresses all requirements specified in this Section shall be submitted with the application, pursuant to Subsections C.1 and C.2, above.

4. Applicability of Supplemental District Regulations. For pallet yards subject to Chapter 22.84 (Green Zone Districts) and a provision of Chapter 22.84 regulates the same matter as this Section, the more restrictive provision shall apply.

5. Prohibition. Pallet yards are prohibited within the following areas as designated by the General Plan:

- a. Agricultural Resource Areas.
- b. High Fire Hazard Severity Zones.
- c. Hillside Management Areas.
- d. Significant Ecological Areas.
- e. Very High Fire Hazard Severity Zones.

D. Development Standards.

1. Materials Accepted. Pallet yards may accept new or used pallets that are made of wood, as well as raw material (lumber), that will be used in constructing new pallets or repairing used pallets.

2. Permitted Activity and Equipment. Pallet yards may maintain activities associated with repair, deconstruction, reconstruction, recycling, or storage of pallets made of wood. Chipping and grinding or composting activities are subject to additional requirements specified in Section 22.140.740 (Organic Waste Facilities).

3. Building Enclosures and Walls.

a. All storage, including storage of all equipment used in conducting such business, other than parking, shall be enclosed by a building or a solid wall.

b. When a pallet yard is adjacent to a sensitive use, the following shall apply:

i. The entire operations and storage areas shall be conducted within an enclosed building; and

ii. An air filtration system shall be installed in the building to protect indoor air quality in accordance with California Division of Occupational Safety and Health (Cal/OSHA) and CARB requirements, and for outdoor air quality in accordance with AQMD requirements. Public Health may be consulted on additional air quality recommendations.

4. Building Setbacks and Height. Any buildings or structures, or any portion proposed for additions, excluding chimneys, rooftop antennas, or roof solar panels, shall be set back within an encroachment plane sloping upward and inward starting at 35 feet for the new building or structure at the setback, or at the top of the

existing roof for additions. For every foot above 35 feet, one additional foot setback is required, up to 45 feet.

5. Landscaping.

a. At least one square foot of landscaping shall be provided for each linear foot of street or highway frontage verified by a landscaping plan submitted to the Department, and shall meet the following standards:

i. Such landscaping area shall be planted with one 15-gallon tree for every 100 square feet.

ii. Landscaping shall be distributed along said frontage and visible from the right-of-way in accordance with the site plan approved by the Commission or Hearing Officer.

iii. No planting area shall have a horizontal dimension of less than three feet.

iv. A permanent watering system that satisfactorily irrigates all planted areas shall be provided. When hose bibs are utilized, they shall be located not more than 50 feet apart within the required landscaped area.

v. All landscaped areas shall be continuously and properly maintained in good condition.

vi. Landscaping shall include only non-invasive plant species.

vii. Landscaping equipment used for maintenance, such as lawn mowers and leaf blowers, shall be electric and non-combustion powered.

6. Solid Walls.

a. For any pallet yard that consists of outdoor operations or storage other than customer parking, a solid wall such as a masonry wall or a concrete block wall shall be provided along the street frontage or any other lot lines adjoining a lot that contains a non-industrial use. All walls shall meet the following standards:

- i. Be of a uniform height between eight feet and 15 feet;
- ii. Be a minimum thickness of six inches;
- iii. Be of a neutral color; and
- iv. Be constructed in workmanlike manner and consist of materials such as CMU or masonry, brick, etc.

b. Where walls exceed a height of 10 feet and are located on street or highway frontages, they shall be set back at least three feet from the lot line. The area between the walls and the lot line shall be fully landscaped according to the specifications described in Subsection D.5, above.

c. Any structures that are used as part of the yard or are exposed to view from a street or highway frontage shall be subject to color, maintenance, and sign requirements for walls as provided in Subsection D.6.a, above.

d. All fences that are intended to substitute or serve as solid walls are prohibited.

7. Storage of Materials.

a. Pallets shall be stored at least 10 feet away from the surrounding walls, or the length equal to the wall height, whichever is greater.

b. The height of pallets stored in an outdoor pallet yard shall not exceed the walls erected along the property lines.

8. Drop-off and Loading. Areas for and access to drop-off and loading shall be clearly designated by signage, shall not impede the on-site vehicular circulation, and shall comply with the following:

a. Drop-off and loading areas shall be located on-site and furthest away from lot lines that are closest to any nearby sensitive uses.

b. "No Idling" Sign Required. Where loading spaces or area are provided, the loading area shall include at least one sign stating that vehicle idling shall be limited to five minutes. Graphics related to the vehicle idle limitation are permitted on said sign. Said sign shall be a minimum size of 12 inches wide by 18 inches in height and shall be prominently displayed and visible from the loading spaces/area. Said sign may contain language such as "5-minute idle limit," "spare the air," "please turn off engine when stopped," or similar language.

9. Vehicle Circulation. On-site vehicular circulation, turnaround, queuing areas, and ingress and egress shall be designated in such a way that they do not impede any other permitted activities and avoid any impact on the public right-of-way as well as nearby sensitive uses, as approved by the Director and Public Works.

10. Perimeter Identification Sign. In addition to the signs that are permitted by Chapter 22.114 (Signs), and notwithstanding any contrary provisions in Division 10 (Community Standards Districts) in Title 22, each pallet yard shall provide a perimeter identification sign that complies with the following:

a. A perimeter identification sign shall be permanently affixed on a building or wall that is visible and with text that is legible from the public right-of-way for pedestrians, no higher than eight feet from the ground measured vertically from the base of the sign. Freestanding signs or portable signs are prohibited as a perimeter identification sign.

b. A perimeter identification sign shall have a minimum sign area of four square feet and a maximum of nine square feet. The area for the perimeter identification sign shall not be accounted for in the areas for business signs specified in Chapter 22.114 (Signs).

c. The perimeter identification sign shall permanently display hours of operation, schedule of charges, type of material that may be deposited, telephone number of the facility operator or a representative of the facility operator, emergency contact information for reporting any problems which may occur related to the operation of the facility, 24 hours a day, seven days a week. The perimeter identification sign shall also include the business name unless the property also contains a separate business sign that is clearly visible from the public right-of-way. The sign shall also include instructions for reporting violations to the Department with the following text, or as updated by the Department:

i. "To report a violation to the Los Angeles County Department of Regional Planning, call 213-974-6453 Monday – Thursday, 7a.m. - 6p.m., dial 2-1-1 at any time or email [zoningenforcement@planning.lacounty.gov](mailto:zoningenforcement@planning.lacounty.gov)"; and

ii. "No loitering or littering is permitted on the premises.

No materials shall be left outside of enclosures."

d. Additional signs and/or measures may be required by the Director in order to protect personnel and public health and safety.

11. Lighting. The facility, yard, and equipment shall be equipped with adequate lighting. All outdoor lighting shall be shielded in such a way that lighting is directed inward to the facility and away from any lots containing residential or agricultural uses.

12. Cleaning and Maintenance. Facility shall be kept in a clean, safe, and sanitary condition at all times, and maintain a source of running water on site.

13. Hours of operation. Pallet yards may operate no earlier than 8:00 a.m. and no later than 6:00 p.m., Monday through Saturday. Pallet yards shall not operate on Sundays and national holidays, and comply with other restrictions regarding the hours of operations as approved by the Director.

E. Additional Findings. In addition to the findings required in Section 22.160.050 (Findings and Decision), all projects subject to this Section that require a Minor Conditional Use Permit shall meet the following findings:

1. The project is sited and designed in such a way to minimize and prevent impacts to the persons residing or working in the surrounding area or within the project site by incorporating appropriate operation measures, equipment, and other best practices.

2. The requested use will operate in such a way that it promotes the responsible use of resources and protection of the environment by providing adequate measures to control the handling of materials, air emissions of dust or toxins, nuisance, and migration of residues off-site, and by incorporating best practices for operation as well as site maintenance. The operator has demonstrated through operation and maintenance plans that the facility will incorporate best practices for operation and site maintenance, including that the facility will be managed in a way that will not be a nuisance to surrounding properties and specifically sensitive uses.

F. Modification. When a modification is requested for development standards listed in Subsections D.3, D.4, and D.6, above, the following findings must be made in addition to the findings required in Section 22.160.050 (Findings and Decision):

1. The existing adjoining property is located in an Industrial Zone and is developed with a similar use, and/or existing structures serve as an enclosure as well as, or better than, the wall required herein; and

2. The requested modification provides alternative means to prevent adverse effects on environment and health of the residents or occupants in surrounding areas.

G. Schedule for Compliance.

1. Notwithstanding Chapter 22.172 (Nonconforming Uses, Buildings and Structures), all existing pallet yards that have been legally-established shall comply with the schedule of compliance as follows:

a. All pallet yards that have an approved Conditional Use Permit (Chapter 22.158) or an approved Ministerial Site Plan (Chapter 22.186) and are subject to Chapter 22.84 (Green Zone Districts) shall comply with the schedule for compliance as specified in Section 22.84.040 (Schedule for Compliance for Existing, Legally-Established Uses).

b. Other pallet yards that have an approved Conditional Use Permit (Chapter 22.158) shall be subject to all requirements of this Section upon a renewal of such permit.

c. Other pallet yards that have an approved Ministerial Site Plan (Chapter 22.186) shall submit a Minor Conditional Use Permit (Chapter 22.160) application in compliance with all requirements of this Section within five years from the effective date of this ordinance.

H. Revocation of Permit. Notwithstanding Chapter 22.238 (Modifications and Revocations), failure to comply with all requirements in this Section and all conditions of approval for the subject property shall result in an immediate citation of a Notice of Violation. Upon the issuance of a Notice of Violation, the facility may be subject to permit revocation proceedings, pursuant to Section 22.238 (Modifications and Revocations).

1. If a permit granted for a facility is denied or revoked, the site shall be vacated within 30 days of the permit denial or revocation.

2. Upon closure of the facility, the operator shall provide written notice of the intent to perform site restoration, at least 30 days prior to beginning site

restoration. The site restoration procedures and scope shall ensure that the entire premises, structures, grounds, ponds, and drainage are clean of any residues and all machinery is removed.

**SECTION 35.** Section 22.140.710 is hereby added to read as follows:

**22.140.710 Supermarket Accessory Recycling Collection Center.**

A. Purpose. This Section establishes standards, conditions, and procedures that support and facilitate the development of recycling collection centers as an outdoor accessory use to existing supermarkets in a manner that protects public health, safety, and welfare and minimizes impacts to the environment.

B. Definition. Specific terms used in this Section are defined in Section 22.14.180 (R) in Division 2 (Definitions), under "Recycling and Solid Waste."

C. Applicability. This Section applies to recycling collection centers that only accept beverage containers that are established on an existing supermarket site as an accessory use in Zones C-1, C-2, C-3, C-M, C-MJ, C-R, C-RU, MXD, MXD-RU, M-1, M-1.5, M-2, and M-2.5. Any other types of recycling collection centers or bins are prohibited as an accessory use.

D. Prohibited. A recycling collection center as an outdoor accessory use to an existing supermarket as defined in Section 22.14.180 (R) in Division 2 (Definitions), under "Recycling and Solid Waste" is prohibited within a mixed-use development containing residential uses.

E. Application Requirement. A Ministerial Site Plan (Chapter 22.186) application is required for each supermarket accessory recycling collection center

provided that the property and the existing principal use comply with all currently applicable development standards and are free of any zoning violations.

F. Additional Application Materials. In addition to the application materials required for a Ministerial Site Plan (Chapter 22.186), the application shall contain the following information:

1. Letters of authorization from the supermarket operator and property owner authorizing the applicant to operate a supermarket accessory recycling collection center;
2. A copy of the State certification allowing a supermarket accessory recycling collection center on the site; and
3. A copy of the current and valid County business license issued for the supermarket.

G. Development Standards. Supermarket accessory recycling collection centers as an accessory use shall comply with the following standards:

1. Materials accepted. A supermarket accessory recycling collection center may only accept beverage containers in which a beverage is sold, and which is constructed of metal, glass, plastic, or any combination of these materials, such as bottles, cans, jars, or cartons.
2. Permitted Activity. A supermarket accessory recycling collection center shall only receive material that has been separated for reuse prior to receipt. The center may not process materials except for sorting, bundling, or bailing.

3. Distance. A supermarket accessory recycling collection center shall be located a minimum of 100 feet from Residential Zones, Commercial Zones, and Agricultural zoned parcels containing a residential use, or a mixed-use development containing residential uses.

4. Size. The total area occupied for a supermarket accessory recycling collection center shall not exceed 500 square feet.

5. Setback. The supermarket accessory recycling collection center shall be placed a minimum of 10 feet from all property lines, structures, a public right-of-way, or driveways.

6. Equipment. Power-driven processing equipment, except for reverse vending machines, is prohibited.

7. Storage of Collected Materials.

a. The recyclable materials shall be deposited and stored in containers that have lids or closed containers. The containers shall be maintained in good condition and appearance with no structural damage, holes or visible rust, and be free of graffiti.

b. When the container is placed near a public or private sidewalk, a minimum of five-foot clearance shall be provided between the container and the sidewalk.

c. Vertical stacking of containers or receptacles is prohibited.

d. The containers shall be placed on a paved surface.

8. Drop-off and Loading Areas.

a. Areas for and access to drop-off and loading shall be clearly designated and shall not impede the on-site traffic circulation.

b. "No Idling" Sign Required. Where loading spaces or areas are provided, the loading area shall include at least one sign stating that vehicle idling shall be limited to five minutes. Graphics related to the vehicle idle limitation are permitted on said sign. Said sign shall be a minimum size of 12 inches wide by 18 inches in height and shall be prominently displayed and visible from the loading spaces/area. Said sign may contain language such as "5-minute idle limit," "spare the air," "please turn off engine when stopped," or similar language.

c. A minimum of two containers shall be provided for customers to dispose of non-recyclable items. At least one of the containers shall have no perforations, mesh, or holes and be provided for customers to dispose any residual liquids from beverage containers prior to depositing them at the supermarket accessory recycling collection center.

9. Site Identification Sign. One sign with a minimum dimension of two feet in width and two feet in length and maximum dimension of three feet in width and three feet in length shall be permanently fixed on the supermarket accessory recycling collection center in a location visible and with text that is legible to customers and from the front of the nearest street. No freestanding signs, portable signs, or banners shall be allowed. The sign shall include the hours of operation, type of materials that may be deposited, telephone number of facility operator or a representative of the facility operator, phone number of the Zoning Enforcement Section

of the Department, and emergency contact information for reporting any problems which may occur related to the operation of the facility 24 hours a day, seven days a week. The sign shall also say the following: "No loitering or littering is permitted on the premises. No materials shall be left outside of enclosures."

10. Required Parking. No additional parking is required for a supermarket accessory recycling collection center. However, supermarket accessory recycling collection centers shall not reduce the amount of parking for the existing uses on the property below the minimum required by Chapter 22.112 (Parking), unless a Minor Parking Deviation (Chapter 22.176) application is approved for the subject property.

11. Lighting. The supermarket accessory recycling collection center shall be equipped with adequate lighting. All outdoor lighting shall be directed away from any lots containing residential or agricultural uses.

12. Hours of Operation. Hours of operation are limited to 9:00 a.m. to 6:00 p.m., Monday through Saturday, and 12:00 p.m. to 5:00 p.m. on Sunday.

13. The supermarket accessory recycling collection center must be removed within 60 days of the day the supermarket ceases to operate.

**SECTION 36.** Section 22.140.720 is hereby added to read as follows:

**22.140.720 Recycling Collection Facilities.**

A. This Section establishes standards, conditions, and procedures that support and facilitate the development of recycling collection facilities as a principal use

in a manner that protects public health, safety, and welfare, and minimizes significant impacts to the environment.

B. Definition. Specific terms used in this Section are defined in Section 22.14.180 (R) in Division 2 (Definitions), under "Recycling and Solid Waste."

C. Applicability.

1. This Section applies to recycling collection facilities as a principal use in Zones M-1, M-1.5, M-2, and M-2.5 for the deposit, drop-off, or buy-back of specific recyclable materials that may not involve processing, other than those specified in this Section.

2. Exception. This Section does not apply to legally-established facilities that were approved with a Conditional Use Permit (Chapter 22.158) prior to the effective date of this ordinance. However, all requirements set forth in this Section shall apply to such facilities upon the expiration of the permit.

3. Applicability of Supplemental District Regulations. For recycling collection facilities where a provision of the supplemental district regulates the same matter as this Section, the more restrictive provision shall apply.

4. Emergency Situations. Where the Director has determined that an emergency exists, the Director has discretion to allow limited-term (not to exceed 12 months) recycling and solid waste collection and processing activities necessary to prevent or mitigate loss or damage to life, health, property, or essential public services through a Ministerial Site Plan Review (Chapter 22.186) application.

D. Application Requirement. A recycling collection facility requires a Conditional Use Permit (Chapter 22.158) application and shall meet the following requirements:

1. The parcel shall contain a minimum of 5,000 square feet of lot area; and
2. If any portion of the lot containing the recycling collection facility is within a 500-foot radius of a lot containing a sensitive use, the entire facility shall be completely enclosed in a building.

E. Co-location. A recycling collection facility that co-locates as a primary use on a parcel with an existing solid or recycling waste facility may be permitted to apply for a modification of an existing Conditional Use Permit, pursuant to Chapter 22.236 (Minor Modification or Elimination of Conditional Use Permit Conditions), provided that the following requirements are met:

1. The existing use is established with an approved Conditional Use Permit;
2. The approved Conditional Use Permit being modified is active and not expired; and
3. The existing use is in compliance with all existing Conditional Use Permit conditions.

F. Additional Application Materials. In addition to Subsection D, above, an operations plan that addresses all requirements specified in this Section shall be submitted.

G. Development Standards.

1. Materials Accepted. Recycling collection facilities may accept paper, cardboard, glass, non-ferrous metal, plastic, or other items deemed appropriate by the Commission or Hearing Officer. Liquid waste, organic waste, and mixed solid waste are prohibited. Collection of any hazardous waste is prohibited unless an appropriate permit from the Fire Department and/or California Department of Toxic Substances Control has been provided to the Director.

2. Permitted Activity. A recycling collection facility shall only receive materials that have been previously separated off-site for reuse. The facility may not process materials, including briquetting, cleaning, compacting, crushing, flattening, grinding, re-manufacturing, and shredding, except for sorting, bundling, or bailing.

3. Building Height. When a recycling collection facility is located on a site that is within a 500-foot radius of a lot containing a sensitive use, any building or structures, or any portion proposed for additions, excluding chimneys, rooftop antennas, or roof solar panels, shall be within an encroachment plane sloping upward and inward, starting at 35 feet for new building or structure at the setback, or at the top of the existing roof for additions. For every foot above 35 feet, one additional foot setback is required, up to 45 feet. In such cases, the maximum building height permitted shall be 45 feet.

4. Walls, Fences, and Landscaping.

a. If a recycling collection facility site is located within a 500-foot radius of a lot containing sensitive uses, walls, and landscaping shall be

provided according to the requirements set forth in Chapter 22.84 (Green Zone Districts).

b. Any outdoor recycling collection facilities that are not subject to the requirements in Subsection 4.a, above, shall provide walls or fences according to the requirements set forth in Section 22.140.430 (Outdoor Storage).

5. Storage of Collected Materials. All recyclable materials on-site shall be stored in a secured manner in designated receptacles, bins, or pallets, and located on a paved impermeable surface or stored within an enclosed building. Vertical stacking or storage of materials shall not exceed the height of the walls erected along the property lines.

6. Accessory Structures and Utilities. Any recycling collection facilities that conduct outdoor operations shall provide at least one office building that is permanently affixed to the ground, and one toilet that is served by public water and sewer, or otherwise approved by the Director, as well as by Public Health and Public Works.

7. Drop-Off and Loading for Facilities Open to General Public. Areas for, and access to, drop-off and loading shall be clearly designated and shall not impede on-site vehicular circulation. Drop-off and loading areas shall be located on-site furthest away from lot lines that are closest to a nearby sensitive use, and shall comply with the following:

a. "No Idling" Sign Required. Where loading spaces are provided or the loading area shall include at least one sign stating that vehicle idling

shall be limited to five minutes. Graphics related to the vehicle idle limitation are permitted on said sign. Said sign shall be a minimum size of 12 inches wide by 18 inches in height and shall be prominently displayed and visible from the loading spaces/area. Said sign may contain language such as "5-minute idle limit," "spare the air," "please turn off engine when stopped," or similar language.

b. A minimum of two receptacles shall be provided within a designated area near unloading areas for customer use, with a sign that identifies the type of materials to be deposited:

- i. A trash receptacle for non-liquid waste.
- ii. At least one leak-proof receptacle to place any residual liquids prior to depositing liquid containers at the recycling collection facility.

8. Vehicle Circulation. On-site vehicular circulation, turnaround, queuing areas, and ingress and egress shall be designated in such a way that they do not impede any other permitted activities and they avoid impacts on the public right-of-way as well as nearby sensitive uses, as approved by the Director and Public Works.

9. Perimeter Identification Sign. In addition to the sign that is permitted by Chapter 22.114 (Signs), and notwithstanding any contrary provisions in Division 10 (Community Standards Districts) in Title 22, each recycling collection facility shall provide a perimeter identification sign that complies with the following:

- a. A perimeter identification sign shall be permanently affixed on a building or wall that is visible and with text that is legible from the public right-of-way for pedestrians, no higher than eight feet from the ground measured vertically from

the base of the sign. Freestanding signs or portable signs are prohibited as a perimeter identification sign.

b. A perimeter identification sign shall have a minimum sign area of four square feet and a maximum of nine square feet. The area for the perimeter identification sign shall not be accounted for in the areas for business signs specified in Chapter 22.114 (Signs).

c. The perimeter identification sign shall permanently display hours of operation, schedule of charges, type of material that may be deposited, telephone number of the facility operator or a representative of the facility operator, emergency contact information for reporting any problems which may occur related to the operation of the facility, 24 hours a day, seven days a week. The perimeter identification sign shall also include the business name unless the property also contains a separate business sign that is clearly visible from the public right-of-way. The sign shall also include instructions for reporting violations to the Department and AQMD, where a use is also regulated by AQMD. Information for reporting violations shall include the following text, or as updated by the Department or AQMD:

i. "To report a violation to the Los Angeles County Department of Regional Planning, call 213-974-6453 Monday – Thursday, 7a.m. - 6p.m., dial 2-1-1 at any time or email [zoningenforcement@planning.lacounty.gov](mailto:zoningenforcement@planning.lacounty.gov)"; and

ii. "To report a violation to South Coast Air Quality Management District (SCAQMD), call 1-800-CUTSMOG or visit [www.aqmd.gov](http://www.aqmd.gov)."

c. The sign shall also indicate the following: "No loitering," "No littering," and "No materials left outside of the recycling collection enclosure or containers."

d. Additional signs and/or measures may be required in order to protect personnel and public health and safety.

10. Surfacing Requirements. All areas designated for operations and storage of recyclable materials shall be paved and maintained to the satisfaction of the Director and Public Works.

11. Lighting. The facility, yard, and equipment shall be equipped with adequate lighting. All outdoor lighting shall be directed away from any lots containing residential or agricultural uses.

12. Grading. Where grading is proposed for a project subject to a Conditional Use Permit, such projects must comply with all federal, State, and local laws with regard to protection of Tribal Cultural Resources.

13. Cleaning and Maintenance. The facility shall be kept in a clean, safe, and sanitary condition at all times, and maintain a source of running water on site.

H. Additional Findings. In addition to the findings required in Section 22.158.050.B (Findings and Decision), all projects subject to this Section shall meet the following findings:

1. The project is sited and designed in such a way to minimize and prevent impacts to the persons residing or working in the surrounding area or within the

project site by incorporating appropriate operation strategies, mitigation measures, equipment, and other best practices.

2. The requested use will operate in such a way that it promotes the responsible use of resources and protection of the environment by providing adequate measures to control the handling of materials, air emissions of dust or toxins, nuisances, and migration of residues off-site, and by incorporating best practices for operation as well as site maintenance. The operator has demonstrated through an operation and maintenance plan that it will incorporate best practices for operation and site maintenance, including that the facility will be managed in a way that will not be a nuisance to surrounding properties and specifically sensitive uses.

I. Modification. When a modification is requested for development standards listed in Subsection F.4, above, the following findings must be made in addition to the findings required in Section 22.158.050.B (Findings and Decision):

1. The existing adjoining property is located in an Industrial Zone and is developed with a similar use, and/or existing structures serve as an enclosure as well as, or better than, the wall required herein; and

2. The requested modification provides alternative means to prevent adverse effects on the environment and the health of the residents and occupants in surrounding areas.

J. Revocation of Permit. Notwithstanding Chapter 22.238 (Modifications and Revocations), failure to comply with all requirements in this Section and all conditions of approval for the subject property shall result in an immediate citation of a Notice of

Violation. Upon the second Notice of Violation issued within a year from the first Notice of Violation, the project will immediately be scheduled for permit revocation proceedings, pursuant to Chapter 22.238 (Modifications and Revocations).

1. If a permit granted for a recycling collection facility is denied or revoked, the site shall be vacated within 30 days of the permit denial or revocation.

2. Upon closure of the recycling collection facility, the operator shall provide written notice of the intent to perform site restoration, at least 30 days prior to beginning site restoration. The site restoration procedures and scope shall ensure that the entire premises, structures, grounds, ponds, and drainage are clean of any residues and all machinery is removed.

K. Fees. When a Conditional Use Permit (Chapter 22.158) is required, fees may be assessed to offset the costs associated with project mitigation, enforcement activities, operational impact mitigation studies, community benefit programs, and other costs related to the Project's impacts on the surrounding communities.

**SECTION 37.** Section 22.140.730 is hereby added to read as follows:

**22.140.730 Recycling Processing Facilities.**

A. This Section establishes standards, conditions, and procedures that support and facilitate the development of recycling processing facilities in a manner that protects public health, safety, and welfare and minimizes significant impacts to the environment.

B. Definitions. Specific terms used in this Section are defined in Section 22.14.180 (R) in Division 2 (Definitions), under "Recycling and Solid Waste."

C. Applicability.

1. This Chapter applies to recycling processing facilities, including transfer stations, materials recovery facilities (MRFs), construction and demolition debris (C&D) recycling facilities, automobile dismantling and recycling yards, scrap metal yards, inert debris processing facilities, conversion technology facilities (recycling), and other businesses processing used materials for recycling purposes. Incidental storage or sales may be permitted.

2. Exception. This Section does not apply to legally-established facilities that were approved with a Conditional Use Permit (Chapter 22.158) prior to the effective date of this ordinance. However, all requirements set forth in this Section shall apply upon the expiration of such permits.

3. Applicability of Supplemental District Regulations.

a. Recycling processing facilities that are subject to the requirements in Chapter 22.84 (Green Zone Districts) shall comply with the applicable requirements in the Chapter 22.84 (Green Zone Districts).

b. For recycling processing facilities in which a provision of the supplemental district regulates the same matter as this Section, the more restrictive provision shall apply.

4. Similar Uses.

a. The Director may determine that a proposed type of recycling processing facility that is not listed in this Section, or in Division 2 (Definitions)

may be allowed in compliance with requirements in this Section, as deemed appropriate.

b. For a similar use, a Conditional Use Permit (Chapter 22.158) application is required.

c. Emergency Situations. Where the Director has determined that an emergency exists through an official Emergency Ordinance, the Director has discretion to allow limited-term (not to exceed 12 months) recycling and solid waste collection and processing activities necessary to prevent or mitigate loss or damage to life, health, property, or essential public services through a Ministerial Site Plan Review (Chapter 22.186) application.

D. Application Requirement. Recycling processing facilities that meet the requirements specified in Table 22.140.730-A, below, shall require a Conditional Use Permit (Chapter 22.158) application:

<b>TABLE 22.140.730-A: APPLICATION REQUIREMENTS FOR RECYCLING PROCESSING FACILITIES</b>				
<b>Requirements</b>	<b>MRF and Transfer Station</b>	<b>Auto Dismantling or Scrap Metal Facilities</b>	<b>C&amp;D or Inert Debris Processing Facilities</b>	<b>Conversion Technology (Recycling) Facilities that process materials other than solid waste</b>
<b>Permitted Zones</b>	M-2 and M-2.5	M-2 and M-2.5	M-1, M-1.5, M-2, M-2.5, and A-2 (Except C&D prohibited in A-2)	M-1, M-1.5, M-2, M-2.5, and A-2

<b>Prohibition</b>	Significant Ecological Areas and Hillside Management Areas	Significant Ecological Areas and Hillside Management Areas	Significant Ecological Areas, Agricultural Resource Areas, and Hillside Management Areas	Significant Ecological Areas, Agricultural Resource Areas, and Hillside Management Areas
<b>Minimum distance to the nearest sensitive uses</b>	500' <sup>1</sup>	500' for outdoor operation	500'	500'
<b>Enclosure</b>	Fully enclosed	Fully enclosed if within 500' of the lot line of the nearest sensitive uses <sup>2</sup>	Fully enclosed if within 1000' of the lot line of the nearest sensitive uses	Fully enclosed
<p>1. See Subsection H.1., Specific Standards for Materials Recovery Facilities and Transfer Stations.</p> <p>2. For auto dismantlers and scrap metal facilities, the dismantling, crushing and shredding activities shall be enclosed within a structure. Ancillary operations, parking, and storage, including storage of equipment used in conducting such business, may be maintained outdoors, but shall be fully contained within the property boundaries and shall not extend onto adjacent public rights-of-way, or neighboring properties. The garage door or opening of the enclosed building shall face the opposite direction of the nearest sensitive use and may be kept open during operation for ventilation.</p>				

E. Co-location. A recycling processing facility that co-locates as a primary use on a parcel with an existing solid or recycling waste facility may be permitted to apply for a modification of an existing Conditional Use Permit, pursuant to Chapter 22.236 (Minor Modification or Elimination of Conditional Use Permit Conditions), provided that the following conditions are met:

1. The existing use is established with an approved Conditional Use Permit;
  2. The approved Conditional Use Permit is active (and not expired);
- and

3. The existing use is in compliance with all exiting Conditional Use Permit conditions.

F. Additional Application Materials. The applicant shall provide the following additional application materials:

1. A detailed description of all aspects of proposed operations, including, but not limited to, requirements provided in this Subsection;

2. A noise evaluation report and control plans for odor, dust, and vibration prepared by a licensed professional. These materials shall be approved by Public Health prior to finalization of the permit;

3. When storage and/or processing is conducted outdoors, control plans for other hazards shall be required;

4. A statement demonstrating consistency with the adopted County Solid Waste Management Plan and/or the County Hazardous Waste Management Program as approved by Public Works; and

5. C&D debris facilities shall have diversion rates certified by Public Works or by a third party and approved by Public Works.

G. Development Standards.

1. Materials Accepted for Processing.

a. Recycling processing facilities may accept materials such as paper, cardboard, glass, metal, plastic, C&D debris, inert debris, tires and rubber, automobiles or automobile parts, pallets, or other items deemed appropriate by the Director.

b. Collection of any hazardous waste is prohibited unless the recycling processing facility site is located in Zone M-2 outside a 500-foot radius of a lot containing a sensitive use, and an appropriate permit has been obtained from the Fire Department and/or the California Department of Toxic Substances Control.

2. Permitted Activity and Equipment. A recycling processing facility may use automated machinery for sorting, separating, bailing, briquetting, crushing, compacting, grinding, shredding, and sorting of source-separated recyclable materials, subject to additional dust mitigation measures as required by AQMD and/or noise mitigation measures as required by Public Health.

3. Building Height. For any recycling processing facilities that adjoin or are adjacent to sensitive uses, any buildings or structures or any portion proposed for additions, excluding chimneys, rooftop antennas, or roof solar panels, shall be within an encroachment plane sloping upward and inward starting at 35 feet for new building or structure at the setback, or at the top of the existing roof for additions. For every foot above 35 feet, an additional one-foot setback is required, up to 45 feet. For other sites within a 500-foot radius of a lot containing a sensitive use, the maximum building height shall be 45 feet.

4. Fences, Walls, and Landscaping.

a. If a recycling processing facility site is located within a 500-foot radius of a lot containing a sensitive use, walls and landscaping shall be provided according to the requirements set forth in Chapter 22.84 (Green Zone Districts).

b. Outdoor recycling processing facilities that are not subject to Subsection F.4.a, above, shall provide walls or fences and landscaping according to the requirements set forth in Section 22.140.430 (Outdoor Storage).

5. Drop-Off and Loading for facilities open to general public. Areas for and access to drop-off and loading shall be clearly designated and shall not impede the on-site vehicular circulation. Drop-off and loading zones shall be located on site furthest away from lot lines that are closest to nearby sensitive uses and shall comply with the following:

a. "No Idling" Sign Required. Where loading spaces provided or loading area are provided, the loading spaces/area shall include at least one sign stating that vehicle idling shall be limited to five minutes. Graphics related to the vehicle idle limitation are permitted on said sign. Said sign shall be a minimum size of 12 inches wide by 18 inches in height and shall be prominently displayed and visible from the loading spaces/area. Said sign may contain language such as "5-minute idle limit," "spare the air," "please turn off engine when stopped," or similar language.

b. A minimum of two receptacles shall be provided within a designated area near unloading areas for customer use, with a sign that identifies the type of materials to be deposited:

- i. A trash receptacle for non-liquid waste; and
- ii. At least one leak-proof receptacle to place any residual liquids prior to depositing liquid containers at recycling processing facility.

6. Vehicle Circulation. On-site vehicular circulation, turnaround, queuing areas, and ingress and egress shall be designated in such a way that they do not impede any other permitted activities and they avoid impacts on the public right-of-way as well as nearby sensitive uses, as approved by the Director and Public Works.

7. Storage of Collected Materials. All recyclable materials shall be stored on site in designated receptacles, bins, pallets, or areas.

8. Perimeter Identification Signs. In addition to the signs permitted by Chapter 22.114 (Signs), and notwithstanding any contrary provisions in Division 10 (Community Standards Districts) in Title 22, each recycling processing facility shall provide a perimeter identification sign that complies with the following:

a. A perimeter identification sign shall be permanently affixed on a building or wall that is visible and with text that is legible from the public right-of-way for pedestrians, no higher than eight feet from the ground measured vertically from the base of the sign. Freestanding signs or portable signs are prohibited as a perimeter identification sign.

b. A perimeter identification sign shall have a minimum area of four square feet and maximum area of nine square feet. The area for the perimeter identification sign shall not be accounted for in the areas for business signs specified in Chapter 22.114 (Signs).

c. The perimeter identification sign shall permanently display hours of operation, schedule of charges, type of material that may be deposited, telephone number of the facility operator or a representative of the facility operator, and

emergency contact information for reporting any problems which may occur related to the operation of the facility, 24 hours a day, seven days a week. The sign shall also include the business name unless the property also contains a separate business sign that is clearly visible from the public right-of-way. The sign shall also include instructions for reporting violations to the Department and AQMD, where a use is also regulated by AQMD. Information for reporting violations shall include the following text, or as updated by the Department or AQMD:

i. "To report a violation to the Los Angeles County Department of Regional Planning, call 213-974-6453 Monday – Thursday, 7a.m. - 6p.m., dial 2-1-1 at any time or email [zoningenforcement@planning.lacounty.gov](mailto:zoningenforcement@planning.lacounty.gov)"; and

ii. "To report a violation to South Coast Air Quality Management District (SCAQMD), call 1-800-CUTSMOG or visit [www.aqmd.gov](http://www.aqmd.gov)."

d. The sign shall also indicate the following: "No loitering," "No littering," and "No materials left outside of the recycling enclosures or containers."

e. Additional signs and/or measures may be required in order to protect personnel and public health and safety.

9. Access. Any roads or highways that are used for vehicular access to a recycling processing facility site, as well as other areas on-site used for vehicular maneuvering, shall be improved and maintained to the satisfaction of Public Works and the Fire Department.

10. Lighting. The facility, yard, and equipment shall be equipped with lighting. All outdoor lighting shall be directed away from any lots containing residential or agricultural uses.

11. Grading. Where grading is proposed for a project subject to a Conditional Use Permit, such projects must comply with all federal, State, and local laws with regard to protection of Tribal Cultural Resources.

12. Cleaning and Maintenance. The facility shall be kept in a clean, safe, and sanitary condition at all times, and maintain a source of running water on site.

H. Specific Requirements for Materials Recovery Facilities and Transfer Stations.

1. Any new MRF or transfer station sites shall be located outside a 500-foot buffer of a lot that contains a sensitive use.

2. All operations and storage, including equipment used in conducting such business, other than parking, shall be conducted within completely enclosed buildings.

3. Surfacing. All areas designated for operations and storage of recyclable materials shall be paved with impermeable surfacing, subject to approval by the Director and Public Works, to prevent off-site water leak, contamination, or tracking of dust or mud.

a. All areas of broken concrete or asphalt, including, but not limited to, divots, cracks, potholes, and spalling of concrete or asphalt in the raw material receiving area of a recycling processing facility, or any portion of the facility

where waste materials are unloaded and touch the ground outside of an enclosure, shall be patched, repaired, or repaved as necessary to prevent standing water or puddles with a surface area greater than one square foot from accumulating.

4. Exceptions.

a. Notwithstanding Chapter 22.172 (Nonconforming Uses, Building and Structures), existing recycling processing facilities that operate within completely enclosed buildings and are located within a 500-foot radius of a lot containing a sensitive use may continue operation provided that they have an approved Conditional Use Permit (Chapter 22.158) or obtain an approval for a Conditional Use Permit within seven years of the effective date of this ordinance.

b. Notwithstanding Chapter 22.172 (Nonconforming Uses, Building and Structures), existing outdoor recycling processing facilities that are subject to the requirements in Chapter 22.84 (Green Zone Districts) may continue operation provided that the facilities are in compliance with all applicable requirements in Chapter 22.84 (Green Zone Districts), including Section 22.84.040 (Schedule for Compliance for Existing, Legally-Established Uses).

I. Specific Requirements for Auto Dismantling Facilities and Scrap Metal Facilities.

1. For auto dismantling or scrap metal facility sites located within a 500-foot radius of the lot containing a sensitive use, all dismantling activity and scrap metal crushing and shredding shall be conducted in an enclosed building. Ancillary operations, parking, and storage, including storage of equipment used in conducting

such business, may be maintained outdoors, but shall be fully contained within the property boundaries and shall not extend onto adjacent public rights-of-way, or neighboring properties. The garage door or opening of the enclosed building for dismantling activity and scrap metal crushing and shredding shall face the opposite direction of the nearest sensitive use and may be kept open during operation for ventilation.

2. Storage of Materials.

a. All materials shall be stored in a secured manner within designated areas on a paved impermeable surface, or within an enclosed building.

b. Any materials stored outdoors shall be located at least 10 feet away from the surrounding walls, or the length equal to the wall height, whichever is greater.

c. The height of the materials stored outdoor shall not exceed the walls or fences erected along the property lines.

3. Accessory Structures and Utilities. Auto dismantling facilities and scrap metal facilities that conduct outdoor operations shall provide at least one office building that is permanently affixed to the ground and one toilet that is served by public water and sewer, or otherwise approved by the Director and Public Health.

J. Specific Requirements for C&D Debris and Inert Debris Processing Facilities.

1. Materials Accepted. C&D debris or inert debris processing facilities shall receive materials that have been separated for reuse prior to receipt.

2. Any C&D debris or inert debris processing facility sites shall be located outside a 500-foot buffer of a lot that contains a sensitive use.

3. Any C&D debris processing facility or inert debris processing facility located between a 501 – 1,000-foot buffer of a lot that contains a sensitive use shall conduct all operations, including storage and equipment use, within completely enclosed buildings.

4. Storage of Materials.

a. All materials shall be stored in a secured manner within designated areas.

b. Any materials stored outdoors shall be located at least 10 feet away from the surrounding walls, or the length equal to the wall height, whichever is greater.

c. For any materials located within 50 feet of the property line or visible from the right-of-way, the height of the materials stored outdoors shall not exceed the walls or fences erected along the property lines.

5. Accessory Structures and Utilities. Construction demolition debris or inert debris processing facilities that conduct outdoor operations shall provide at least one office building that is permanently affixed on the ground and one toilet that is served by public water and sewer, or otherwise approved by the Director and Public Health.

K. Additional Findings. In addition to the findings required in Section 22.158.050.B (Findings and Decision), the following additional findings must be made:

1. The project is sited and designed in such a way that the operation minimizes impacts, such as noise, dust, traffic, and odor to the environment and persons residing or working in the surrounding area or within the project site.

2. The requested use shall operate in such a way that it promotes the responsible use of resources and protection of the environment by providing adequate measures to control the handling of materials, air emissions, dust, noise, nuisance, and migration of residues offsite.

3. The operator has demonstrated through an operation and maintenance plan that the facility shall incorporate best practices for operation and site maintenance, including evidence that the facility shall be managed in a way that will not be a nuisance to surrounding properties and specifically sensitive uses.

L. Additional Findings for a Modification to Development Standards.

1. A modification may be requested for the following development standards:

- a. Subsection G.4 (Fences, Walls, and Landscaping);
- b. Subsections H.3 (Surfacing);
- c. Subsection I.3 (Accessory Structures and Utilities for Auto Dismantling Facilities and Scrap Metal Facilities);
- d. Subsection J.4.C (Storage of Materials for Construction Demolition Debris and Inert Debris Processing Facilities);

e. Subsection J.5 (Accessory Structures and Utilities for Construction Demolition Debris and Inert Debris Processing Facilities), provided that the facility site is located within the Rural Outdoor Lighting District (Chapter 22.80);

f. Minimum distance requirements as specified in Subsection J.2 (Specific Requirements for Construction Demolition Debris and Inert Debris Processing Facilities), provided that the facility site is at least seven acres in size and the entire operation area is located outside a 500-foot radius of the nearest lot containing a sensitive use; and

g. Minimum distance requirements as specified in Subsection J.3 (Specific Requirements for Construction Demolition Debris and Inert Debris Processing Facilities), provided that the facility site is at least 25 acres in size and the entire operation area may be located outside a 1,000-foot radius of the nearest lot containing a sensitive use.

2. In addition to the applicable findings required by Subsection K, above, a modification request shall meet the following findings to be approved, as applicable:

a. Due to topographic or physical features of the site, strict compliance with all the required development standards would substantially and unreasonably interfere with the establishment of the proposed project or continuation of the existing operation on the subject property;

b. The requested modification provides alternative means to prevent adverse effects on environment and public health of the surrounding communities; and

c. Granting the requested modification is consistent with the goals of this Section.

M. Revocation of Permit. Notwithstanding Chapter 22.238 (Modifications and Revocations), any recycling processing facilities that fail to comply with all requirements in this Section and all conditions of approval for the subject property shall result in an immediate issuance of a Notice of Violation. Upon the issuance of the Notice of Violation, the project may be subject to permit revocation proceedings, pursuant to Chapter 22.238 (Modifications and Revocations).

1. If a permit granted for a facility is denied or revoked, the site shall be vacated.

2. Upon closure of the facility, the operator shall provide written notice of the intent to perform site restoration, at least 30 days prior to beginning site restoration. The site restoration procedures and scope shall ensure that the entire premises, structures, grounds, ponds, and drainage are clean of any residues and all machinery is removed.

N. Fees. When a Conditional Use Permit (Chapter 22.158) is required, fees may be assessed to offset the costs associated with project mitigation, enforcement activities, operational impact mitigation studies, community benefit programs, and other costs related to the Project's impacts on the surrounding communities.

**SECTION 38.** Section 22.140.740 is hereby added to read as follows:

**22.140.740 Organic Waste Facilities.**

A. This Section establishes standards, conditions, and procedures that support and facilitate the development of organic waste facilities in a manner that protects public health, safety, and welfare, and minimizes significant impacts to the environment.

B. Definitions. Specific terms used in this Section are defined in Section 22.14.180 (R) of Division 2 (Definitions), under "Recycling and Solid Waste."

C. Applicability.

1. This Section applies to facilities that handle organic waste, including mulching facilities, chipping and grinding facilities, composting facilities, and in-vessel organic waste conversion facilities as a principal use or as a co-located use with other recycling or solid waste facilities.

2. Exception. This Section does not apply to existing, legally-established facilities that were approved with the appropriate land use entitlements and are not subject to the requirements in Chapter 22.84 (Green Zone Districts). For such facilities that are subject to the requirements in Chapter 22.84 (Green Zone Districts), this Section does not apply until the expiration of such entitlements. Facilities with an approved Ministerial Site Plan (Chapter 22.186) shall comply with the applicable provisions of this Section, pursuant to Section 22.84.040 (Schedule for Compliance for Existing, Legally-Established Uses).

a. Co-location in Zones M-1 and M-1.5. An organic waste use that proposes co-location with an existing, legally-established solid-waste facility in Zones M-1 or M-1.5 that was approved with a Conditional Use Permit prior to the effective date of this ordinance, and not subject to the requirements in Chapter 22.84 (Green Zone Districts), may be permitted to apply for a modification of an existing Conditional Use Permit, pursuant to Chapter 22.236 (Minor Modification or Elimination of Conditional Use Permit Conditions), given the following are met:

- i. The existing use is established with an approved Conditional Use Permit;
- ii. The approved Conditional Use Permit is active (and not expired); and
- iii. The existing use is in compliance with all existing Conditional Use Permit standards.

3. Applicability of Supplemental District Regulations.

a. Organic waste facilities that are subject to the requirements in Chapter 22.84 (Green Zone Districts) shall comply with the applicable requirements in that Chapter.

b. For recycling processing facilities where a provision of the supplemental district regulates the same matter as this Section, the more restrictive requirements shall apply.

4. Similar Uses.

a. The Director may determine that a proposed organic waste facility not listed in this Section, or in Division 2 (Definitions), may be allowed in compliance with requirements in this Section, as deemed appropriate.

b. For a similar use, a Conditional Use Permit (Chapter 22.158) application is required.

c. Emergency Situations. Where the Director has determined that an emergency exists, the Director has discretion to allow limited-term (not to exceed 12 months) recycling and solid waste collection and processing activities necessary to prevent or mitigate loss or damage to life, health, property, or essential public services through a Ministerial Site Plan Review (Chapter 22.186) application.

D. Application Requirement. Organic waste facilities that meet the criteria specified in Table 22.140.740-A, below, shall require a Conditional Use Permit (Chapter 22.158) application:

<b>TABLE 22.140.740-A: REQUIREMENTS FOR ORGANIC WASTE FACILITIES</b>				
	<b>Chipping and Grinding or Mulching Facilities</b>	<b>Composting Facilities, including In-vessel Composting</b>	<b>Anaerobic Digestion Facilities, Non-combustion Biomass Conversion Facilities<sup>4</sup></b>	<b>Combustion Biomass Conversion Facilities</b>
<b>Permitted Zones</b>	M-1, M-1.5, M-2, M-2.5, and A-2	M-1 <sup>2</sup> , M-1.5 <sup>2</sup> , M-2, M-2.5, and A-2	M-2, M-2.5, and A-2	M-2, M-2.5, and A-2

<b>Prohibition<sup>1</sup></b>	SEA, High Fire Hazard Severity Zone, or Very High Fire Hazard Severity Zone	SEA	SEA, ARA	SEA, ARA
<b>Distance to the nearest sensitive uses</b>	1500' from the lot line of the nearest sensitive use, unless entirely enclosed	500' <sup>3</sup> or 1500' from the lot line of the nearest sensitive use	500' or 1500' <sup>5</sup> from the lot line of the nearest sensitive use	1500' from the lot line of the nearest sensitive use, unless entirely enclosed
<b>Minimum Lot Size</b>	1.5 acres	3 acres	3 acres	3 acres
<p>1. Any portion of the facility and operation areas are prohibited in specified areas.</p> <p>2. A composting facility that accepts green materials only may be permitted in zones M-1 and M-1.5.</p> <p>3. A composting facility that accepts green materials only or is fully enclosed within a building and accessory to a legally-established use, and processes waste generated on-site only, may be located within 500 feet of a lot containing a sensitive use. Otherwise a composting facility shall be located at least 1,500 feet from a lot containing a sensitive use.</p> <p>4. Anaerobic digestion facilities and non-combustion biomass conversion facilities that are co-located with an existing landfill are exempt from the zoning requirements.</p> <p>5. An anaerobic digestion or non-combustion biomass conversion facility that is fully enclosed within a building, processes waste produced on-site only, and is accessory to a legally-established use may be located within 500 feet from a lot containing a sensitive use. Otherwise an anaerobic digestion or non-combustion biomass conversion facility shall be located at least 1,500 feet from a lot containing a sensitive use.</p>				

E. Co-location. An organic waste facility that co-locates as a primary use on a parcel with an existing solid or recycling waste facility may be permitted to apply for a modification of an existing Conditional Use Permit, pursuant to Chapter 22.236 (Minor Modification or Elimination of Conditional Use Permit Conditions), given the following are met:

1. The existing use is established with an approved Conditional Use Permit;
  2. The approved Conditional Use Permit is active (and not expired);
- and

3. The existing use is in compliance with all existing Conditional Use Permit standards.

F. Organic Waste Accessory Uses.

1. Permit Type. An organic waste use, including vermicomposting, in-vessel composting, such as an anaerobic digestion or biomass conversion facility, may be permitted through a Ministerial Site Plan Review or in conjunction with a required Conditional Use Permit application as accessory organic waste processing or composting when operated in conjunction with a commercial or institutional use permitted in the zone that generates large amounts of food or other organic waste on-site, including schools, hospitals, restaurants, supermarkets, plant nurseries, etc. The accessory use shall comply with the following requirements:

- a. Shall not exceed processing of 100 tons per day;
- b. Is limited to processing only organic waste generated on-site; and
- c. Is conducted completely in an enclosed structure that meets the requirements specified in Chapter 22.132 (Storage Enclosure for Recycling and Solid Waste).

2. Location. The organic waste accessory use may be located within the primary structure or an accessory structure attached or detached from the primary structure. If the organic waste accessory use is located within a detached accessory structure, it shall comply with the following:

- a. Have a 10-foot separation from any building; and

b. Have a 20-foot separation from any door or window.

3. Building Permit. The organic waste accessory use shall be required to obtain a building permit from Public Works and must comply with additional restrictions, requirements, monitoring, and inspections pertaining to odor, noise, emissions, traffic, and other potential impacts as determined by Public Works.

G. Additional Application Materials. The applicant shall submit additional materials as follows:

1. A detailed description of all aspects of proposed operations and facility maintenance plans, including, but not limited to, all requirements provided in this Section, types and volumes of feedstocks, conversion technology process to be employed, proposed use of energy products, the types and volumes of any waste produced and ways to dispose of them, as applicable;

2. A noise evaluation report and control plans for odor, dust, and vibration prepared by a licensed professional. These materials shall be approved by Public Health prior to the permit being finalized;

3. A litter vector control plan and maintenance plan approved by Public Health; and

4. A statement demonstrating consistency with the adopted County Solid Waste Management Plan and/or the County Hazardous Waste Management Program as approved by Public Works.

H. Development Standards.

1. Materials Accepted. Facilities may accept organic materials including, but not limited to, compostable materials, yard trimmings, untreated wood wastes, natural fiber productions, food waste, manure, biosolids, digestate, and other materials as approved by CalRecycle and the Director. Treated or untreated medical waste or hazardous waste are prohibited.

2. Permitted Activity and Equipment.

a. Transfer, pre-processing, mixing, composting, screening, chipping and grinding, storage, in-vessel processing, and other processing necessary to production of compost, compost feedstocks, chipped and ground materials, and other byproducts as approved by the Director.

b. In-vessel digestion process may also involve additional types of operation, including thermal and mechanical process and biogas utilization, as approved by the Director.

3. Enclosure. When a building enclosure is provided for facility operation, an appropriate air filtration system shall be required for indoor air quality in accordance with Cal/OSHA and CARB requirements, and for outdoor air quality in accordance with AQMD requirements. Public Health may be consulted on additional air quality recommendations.

4. Fences, Walls, and Landscaping.

a. If an entirely enclosed chipping and grinding or mulching facility site is located within a 500-foot radius of a lot containing a sensitive use, walls,

and landscaping shall be included on a landscaping plan submitted to the Department and meet the following requirements:

i. Walls. Walls should be constructed in a workmanlike manner using:

- (1) A uniform height between eight and 12 feet;
- (2) A minimum thickness of six inches;
- (3) A neutral color, except black; and
- (4) Materials such as CMU or masonry, brick, etc.

ii. Any type of fence or wire is prohibited, except that metal gates may be permitted for vehicular access only.

iii. Landscaping on street frontage.

(1) Required solid walls along the street frontage shall be set back by landscaping of minimum five feet in depth.

(2) Such landscaping area shall be planted with one 15-gallon tree for every 100 square feet. The remaining area shall also be landscaped. All plants provided for required landscaping shall be drought-tolerant.

(3) The landscaping shall be maintained with appropriate watering, pruning, weeding, fertilizing, and litter removal. Plants shall be replaced when necessary.

(4) Trees shall be planted in locations that maintain the required lines of sight for safe pedestrian and vehicular movement and will

not cause root damage to the sidewalk or other public infrastructure, to the satisfaction of Public Works.

(5) Trees planted near buildings or fire lanes shall be placed in locations that do not adversely impact Fire Department operations or response times, to the satisfaction of the Fire Department.

iv. Landscaping along the adjoining property lines.

(1) When the facility adjoins a lot containing a sensitive use, a minimum of 10 feet of landscaped setback shall be provided along the adjoining property lines.

v. All landscaping shall include only non-invasive plant species.

vi. Landscaping equipment used for maintenance, such as lawn mowers and leaf blowers, shall be electric and non-combustion powered.

b. All other outdoor organic waste facilities that are not subject to Subsection 4.a, above, and are located on a parcel of one acre or less, shall provide walls or fences and landscaping according to the requirements set forth in Section 22.140.430 (Outdoor Storage).

5. Drop-Off and Loading. Areas for and access to drop-off, loading, and weighing shall be clearly designated and shall not impede the on-site vehicular circulation. Drop-off and loading areas shall be located on-site furthest away from lot lines closest to a nearby sensitive use, and shall comply with the following:

a. "No Idling" Sign Required. Where loading spaces or a loading area are provided, the loading spaces/area shall include at least one sign stating that vehicle idling shall be limited to five minutes. Graphics related to the vehicle idle limitation are permitted on said sign. Said sign shall be a minimum size of 12 inches wide by 18 inches in height and shall be prominently displayed and visible from the loading spaces/area. Said sign may contain language such as "5-minute idle limit," "spare the air," "please turn off engine when stopped," or similar language.

6. Vehicle Circulation. On-site vehicular circulation, turnaround, queuing areas, and ingress and egress shall be designated in such a way that they do not impede any other permitted activities and they avoid impacts on the public right-of-way as well as nearby sensitive uses, as approved by the Director and Public Works.

7. Storage of Collected Materials.

a. Physical contaminants and refuse removed from feedstock or final products shall be isolated and stored in a solid container and transported to an appropriate off-site waste management facility once per week, or as otherwise approved by the Director.

b. All recyclable materials stored on-site shall be in designated areas or in receptacles, bins, or pallets in a secured manner, or within an enclosed building.

c. At outdoor facilities, vertical stacking or storage of materials shall not exceed the height of the walls erected along the perimeter.

8. Perimeter Identification Signs. In addition to the signs permitted by Chapter 22.114 (Signs), and notwithstanding any contrary provisions in Division 10 (Community Standards Districts) in Title 22, each organic waste facility shall provide a perimeter identification sign that complies with the following:

a. A perimeter identification sign shall be permanently affixed on a building or wall that is visible and with text that is legible from the public right-of-way for pedestrians. Freestanding signs or portable signs are prohibited as a perimeter identification sign.

b. A perimeter identification sign shall have a minimum area of four square feet and maximum area of nine square feet. The area for the perimeter identification sign shall not be accounted for in the areas for business signs specified in Chapter 22.114 (Signs).

c. The perimeter identification sign shall permanently display hours of operation, schedule of charges, type of material that may be deposited, telephone number of the facility operator or a representative of the facility operator, emergency contact information for reporting any problems, which may occur, related to the operation of the facility 24 hours a day, seven days a week. The perimeter identification sign shall also include the business name unless the property also contains a separate business sign that is clearly visible from the public right-of-way. The sign shall also include instructions for reporting violations to the Department and AQMD, where a use is also regulated by AQMD. Information for reporting violations shall include the following text, or as updated by the Department or AQMD:

i. "To report a violation to the Los Angeles County Department of Regional Planning, call 213-974-6453 Monday – Thursday, 7a.m. - 6p.m., dial 2-1-1 at any time or email [zoningenforcement@planning.lacounty.gov](mailto:zoningenforcement@planning.lacounty.gov)"; and

ii. "To report a violation to South Coast Air Quality Management District (SCAQMD), call 1-800-CUTSMOG or visit [www.aqmd.gov](http://www.aqmd.gov)."

d. The sign shall also indicate the following: "No loitering," "No littering," and "No material shall be left outside of the organic waste enclosure or containers."

e. Additional signs and/or measures may be required in order to protect personnel and public health and safety.

9. Surfacing. All areas designated for operations, storage of materials, and vehicular access shall be maintained and controlled so as to prevent excessive dust generated from operation, off-site water leak or contamination, or tracking of dust or mud, to the satisfaction of the Director and Public Works.

a. All areas of broken concrete or asphalt, including, but not limited to, divots, cracks, potholes, and spalling of concrete or asphalt in the raw material receiving area of a recycling processing facility, or any portion of the facility where waste materials are unloaded and touch the ground outside of an enclosure, shall be patched, repaired, or repaved as necessary to prevent standing water or puddles with a surface area greater than one square foot from accumulating.

10. Access. Any roads or highways that are used for vehicular access to a facility site shall be improved and maintained to the satisfaction of Public Works and the Fire Department.

11. Lighting. The facility, yard, and equipment shall have adequate lighting. All outdoor lighting shall be directed away from any lots containing residential or agricultural uses.

12. Projects that propose grading. Where grading is proposed for a project subject to a Conditional Use Permit, such projects must comply with all federal, State, and local laws with regard to protection of Tribal Cultural Resources.

13. Cleaning and Maintenance. Facility shall be maintained in a clean, safe, and sanitary condition at all times, and maintain a source of running water on-site.

14. Accessory Structures and Utilities. Any facility that conducts an outdoor operation shall provide at least one office building and one toilet that is served by public water and sewer, or otherwise approved by the Director and Public Health.

15. Dust, Odors, and Vibration. All operations shall be conducted in a manner that minimizes odor, dust, noise, vibration, and vectors. The operation shall be controlled so that human contact with dust, particulates, and pathogenic organisms through inhalation, ingestion, and transportation are minimized. A noise evaluation report and control plans for odor, dust, vibration, and vectors prepared by a licensed professional shall be approved by Public Health.

16. Fire Prevention. Once the facility is operational, the operator shall provide measures for fire prevention, protection, and control as required, approved, and regulated by the Fire Department.

I. Specific Requirements for Chipping and Grinding, Mulching, or Composting Facilities.

1. Setback.

a. In A-2 Zone only, chipping and grinding and mulching facilities shall be set back a minimum of 30 feet from the public right-of-way.

2. Storage of Materials in Outdoor Facilities.

a. The maximum pile height of all feedstock and actively decomposing compost shall be 12 feet.

b. Any contaminants or residuals removed from the feedstock shall be collected separately and shall not be stored on-site more than seven days.

3. Fire Prevention.

a. The areas within 100 feet of all windrows and piles shall be maintained free of any flammable vegetation and combustible materials.

b. A fire lane of 20 feet in width shall be provided along the perimeter of the area where piles and windrows are located.

c. A distance of 20 feet shall be maintained between any piles or windrows.

J. Additional Findings. In addition to the findings required in Section 22.158.050.B (Findings and Decision), the following findings shall be made:

1. The project is sited and designed in such a way that the operation minimizes impacts, such as noise, dust, traffic, and odor to the environment and to persons residing or working in the surrounding area or at the facility.

2. The requested use will operate in such a way that it promotes the responsible use of resources and protection of the environment by providing adequate measures to control the handling of materials, air emissions, dust, noise, nuisance, and migration of residues off-site, and also by incorporating best practices for operation as well as site maintenance. The operator has demonstrated through an operation and maintenance plan that it will incorporate best practices for operation and site maintenance, including that the facility will be managed in a way that will not be a nuisance to surrounding properties and specifically sensitive uses.

K. Additional Findings for a Modification of Development Standards.

1. A modification can be requested for the following development standards:

a. If the facility site is located within a Rural Outdoor Lighting District (Chapter 22.80), the following standards: Subsection H.4 (Fences, Walls, and Landscaping).

b. If the facility site is located within a Rural Outdoor Lighting District (Chapter 22.80), the following standards: Subsections H.7.b and c (Storage of Collected Materials).

c. Subsection H.14 (Accessory Structures and Utilities), provided that the facility site is located within the Rural Outdoor Lighting District (Chapter 22.80).

d. Minimum distance requirements as specified in Table 22.140.740-A, above, provided that the entire operation area is located outside the required minimum distance for a specific type of facility from the nearest lot containing a sensitive use.

2. In addition to the applicable findings required by Subsection J, above, a modification request may be required to meet the following additional findings, as applicable:

a. Due to topographic or physical features of the site, strict compliance with all the required development standards would substantially and unreasonably interfere with the establishment of the proposed project or continuation of the existing operation on the subject property;

b. The requested modification provides alternative means to prevent adverse effects on the environment and public health of the surrounding communities; and

c. Granting the requested modification is consistent with the goals of this Section.

L. Revocation of Permit. Notwithstanding Chapter 22.238 (Modifications and Revocations), failure to comply with all requirements in this Section and all conditions of approval for the subject property shall result in an immediate citation of a Notice of

Violation. Upon the issuance of a Notice of Violation, the project may be subject to permit revocation proceedings, pursuant to Chapter 22.238 (Modifications and Revocations).

1. If a permit granted for a facility is denied or revoked, the site shall be vacated within 90 days of the permit denial or revocation.

2. Upon closure of the facility, the operator shall provide written notice of the intent to perform site restoration, at least 30 days prior to beginning site restoration. The site restoration procedures and scope shall ensure that the entire premises, structures, grounds, ponds, and drainage are clean of any residues and all machinery is removed.

M. Fees. When a Conditional Use Permit (Chapter 22.158) is required, fees may be assessed to offset the costs associated with project mitigation, enforcement activities, operational impact mitigation studies, community benefit programs, and other costs related to the Project's impacts on the surrounding communities.

**SECTION 39.** Section 22.140.750 is hereby added to read as follows:

**22.140.750 Solid Waste Facilities.**

A. This Section establishes standards, conditions, and procedures that support and promote sustainable ways of handling of solid waste facilities while protecting the environment and public health.

B. Definitions. Specific terms used in this Section are defined in Section 22.114.190 (S) in Division 2 (Definitions), under "Solid Waste Facilities."

C. Applicability. This Section applies to solid waste landfills, inert debris landfills, or facilities that convert solid waste to gas or energy in Zones A-2, M-2, and M-2.5.

1. An expansion of an existing, legally-established solid waste landfill, inert debris landfill, or facility that converts solid waste to gas or energy may be permitted, provided it does not encroach into prohibited zones. This Section applies only to the expanded portion of the existing use.

2. Exceptions. This Section shall not apply to the existing portion of solid waste landfills, inert debris landfills, or facilities that convert solid waste to gas or energy as of the effective date of this ordinance, and any portions thereof that have been operating with an approved Conditional Use Permit (Chapter 22.158). The requirements in Chapter 22.172 (Nonconforming Uses, Buildings, and Structures) shall not apply to the aforementioned facilities.

a. Existing Facilities in Zones M-1 and M-1.5. For existing, legally-established facilities that were approved with a Conditional Use Permit prior to the effective date of this ordinance, in Zones M-1 or M-1.5, and not subject to the requirements in Chapter 22.84 (Green Zone Districts), the use shall continue to be allowed with a new Conditional Use Permit upon expiration as determined by the Department.

b. Co-location in Zones M-1 and M-1.5. A use that proposes co-location with an existing, legally-established solid-waste or recycling waste facility in Zones M-1 or M-1.5 that was approved with a Conditional Use Permit prior to the

effective date of this ordinance, and not subject to the requirements in Chapter 22.84 (Green Zone Districts), may apply for a modification of an existing Conditional Use Permit, pursuant to Chapter 22.236 (Minor Modification or Elimination of Conditional Use Permit Conditions), provided the following requirements are met:

- i. The existing use is established with an approved Conditional Use Permit;
- ii. The approved Conditional Use Permit is active (and not expired); and
- iii. The existing use is in compliance with all existing Conditional Use Permit standards.

3. Prohibition.

a. Conversion technology (solid waste) facilities or facilities that convert solid waste to gas or energy are prohibited within:

- i. A 1,500-foot radius of lots containing sensitive uses or agricultural uses when measured from the lot lines.
- ii. Agricultural Resource Areas.
- iii. Significant Ecological Areas.

b. Solid waste landfills and inert debris landfills are prohibited within:

- i. A 1,500-foot radius of lots containing sensitive uses or agricultural uses when measured from the lot lines.
- ii. Agricultural Resource Areas.

- iii. FEMA 100-year flood zones.
- iv. Los Angeles County Floodways.
- v. Significant Ecological Areas.

4. Modification to Existing Facility.

a. Any modification to an existing, legally-established facility as of the effective date of this ordinance, that would encroach into the prohibited areas specified in Subsection C.3, above, requires approval of a Variance (Chapter 22.194) application and shall meet additional findings, pursuant to Subsections H.1 and H.2, below.

b. Any modification to an existing, legally-established facility as of the effective date of this ordinance, that would not encroach into the prohibited areas may be permitted with a modification of an existing Conditional Use Permit, pursuant to Chapter 22.236 (Minor Modification or Elimination of Conditional Use Permit Conditions) and is subject to all development standards listed in this Section, provided that the following conditions are met:

- i. The existing use is established with an approved Conditional Use Permit;
- ii. The approved Conditional Use Permit being modified is active and not expired; and
- iii. The existing use is in compliance with all existing Conditional Use Permit conditions.

5. Similar Uses.

a. The Director may determine that a proposed solid waste facility not listed in this Section, or in Section 22.114.190 (S) in Division 2 (Definitions), may be allowed in compliance with requirements in this Section, as deemed appropriate.

b. For a similar use, a Conditional Use Permit (Chapter 22.158) application is required.

c. Emergency Situations. Where the Director has determined that an emergency exists, the Director has discretion to allow limited-term (not to exceed 12 months) recycling and solid waste collection and processing activities necessary to prevent or mitigate loss or damage to life, health, property, or essential public services through a Ministerial Site Plan Review (Chapter 22.186) application.

D. Application Requirements. Solid waste landfills, inert debris landfills, and facilities that convert solid waste to gas or energy that meet the requirements specified below shall require a Conditional Use Permit (Chapter 22.158) application:

1. Conversion technology facilities (solid waste).

a. Conversion technology facilities (solid waste) may be established as a primary use or co-located with other types of recycling or solid waste facilities.

b. Conversion technology facilities (solid waste) shall be located on a lot that has a minimum area of two and a half acres.

c. A conversion technology facility (solid waste) shall not be located within a 1,500-foot radius of the exterior boundaries of a lot that contains a sensitive use or an agricultural use.

2. Solid waste landfill. A solid waste landfill shall not be located within a 1,500-foot radius of the exterior boundaries of a lot that contains a sensitive use or an agricultural use.

3. Landfill gas-to-energy. A landfill gas-to-energy facility shall not be located within a 1,500-foot radius of the exterior boundaries of a lot that contains a sensitive use or an agricultural use.

4. Transformation facility. A transformation facility shall not be located within a 1,500-foot radius of the exterior boundaries of a lot that contains a sensitive use or an agricultural use.

E. Additional Application Materials Requirement.

1. Operation plan including:
  - a. The types and volumes of acceptable feedstocks;
  - b. The manner in which feedstocks will be accepted and stored;
  - c. The conversion technology process to be used to produce energy products;
  - d. The manner in which the energy products will be stored and transported;
  - e. The proposed uses of energy products;

- f. The types, volumes of any wastes and residuals produced, and the manner in which those wastes will be disposed;
  - g. Operating hours, including operating capacity such as daily, weekly, and annually;
  - h. Groundwater protection;
  - i. Traffic related mitigations;
  - j. Community outreach efforts and information;
  - k. Allowable activities;
  - l. Prohibited materials;
  - m. Measure to control and account for all solid waste, beneficial use material, and composting material entering into, and recycled material or diverted material leaving the facility;
  - n. Programs intended to maximize the utilization of available landfill capacity;
  - o. Recycling program in accordance with application County waste management plans; and
  - p. Any specific biological or archaeological requirements.
2. Noise evaluation report and control plans for drainage and spill, biogas, odor, dust, noise, and vibration prepared by a licensed professional.
  3. Litter and vector control plan and maintenance plan.
  4. Air quality mitigation measures.

5. Any other evaluations, studies, or plans as required by appropriate review and permitting body.

6. Additional permits required. Prior to issuance of grading or building permits issuance, applicants shall obtain permits, licenses, certificates, or other approvals from all applicable regulatory agencies, in addition to applicable County Departments:

a. South Coast or Antelope Valley Air Quality Management District;

b. Los Angeles or Lahontan Regional Water Quality Control Board;

c. California Department of Resources Recycling and Recovery;

d. California Department of Fish and Wildlife;

e. California Department of Health Care Services; and/or

f. The U.S. Army Corps of Engineers.

F. Development Standards.

1. Prohibited Materials. Solid waste landfills shall not accept hazardous or special wastes, including hazardous waste, household hazardous waste, radioactive materials as defined in Title 22, California Code of Regulations section 66261.3, auto shredder waste, biosolids, sludge, sewer sludge, incinerator ash, electronic waste, universal waste, and medical waste as defined in the California Health and Safety Code section 117690, liquid waste, waste that contains soluble pollutants in

concentrations that exceed applicable water quality objectives, and waste that can cause degradation of waters in the State, as determined by the Regional Water Quality Control Board without an appropriate approval from the California Department of Toxic Substances Control prior to obtaining building permits.

2. Storage of Materials. Physical contaminants and refuse removed from feedstock or final products shall be isolated and stored in a solid container and transported to an appropriate off-site waste management facility within seven days.

3. Fire Prevention. Once the facility is operational, the operator shall provide fire prevention, protection, and control measures as required, approved, and regulated by the Fire Department.

4. Waste Load Checking Program. The permittee shall implement a comprehensive Waste Load Checking Program approved by the Public Health. The program shall comply with other requirements of the Public Health, the California Department of Health Services, the California Department of Toxic Substances Control, and the Regional Water Quality Control Board.

5. Surfacing. All areas designated for operations, storage of materials, and vehicular access shall be maintained and controlled so as to prevent excessive dust generated from operation, off-site water leak or contamination, or tracking of dust or mud, to the satisfaction of the Director and Public Works.

a. All areas of broken concrete or asphalt, including, but not limited to, divots, cracks, potholes, and spalling of concrete or asphalt in the raw material receiving area of a recycling processing facility, or any portion of the facility

where waste materials are unloaded and touch the ground outside of an enclosure shall be patched, repaired, or repaved as necessary to prevent standing water or puddles with a surface area greater than one square foot from accumulating.

6. Grading. Where grading is proposed for a project subject to a Conditional Use Permit, such projects must comply with all federal, State, and local laws with regard to protection of Tribal Cultural Resources.

G. Specific Requirements for Conversion Technology Facilities (Solid waste).

1. Permitted Activity and Equipment. Transfer, preprocessing, mixing, and biogas utilization may be permitted as approved by the Director.

2. Enclosure. Conversion technology facilities (solid waste) shall provide completely enclosed buildings for all facility operations, including material storage, loading and unloading, and processing of materials. Conversion technology facilities (solid waste) shall employ an appropriate air filtration system for indoor air quality, in accordance with Cal/OSHA and CARB requirements, and for outdoor air quality, in accordance with AQMD. Public Health may be consulted on additional air quality recommendations.

3. Walls, Fencing, and Landscaping.

a. Walls. Walls should be constructed in a workmanlike manner using:

- i. A uniform height between eight and 12 feet;
- ii. A minimum thickness of six inches;
- iii. A neutral color, except black; and

- iv. Materials such as CMU or masonry, brick, etc.
- b. Fencing. Any type of fence or wire is prohibited, except that metal gates may be permitted for vehicular access only.
- c. Landscaping on street frontage. A landscaping plan shall be submitted to the Department and meeting the following requirements:
  - i. Required solid walls along the street frontage shall be set back by landscaping of a minimum of five feet in depth;
  - ii. Such landscaping area shall be planted with one 15-gallon tree for every 100 square feet. The remaining area shall also be landscaped. All plants provided for required landscaping shall be drought-tolerant and include only non-invasive plant species;
  - iii. The landscaping shall be maintained with appropriate watering, pruning, weeding, fertilizing, and litter removal. Plants shall be replaced when necessary;
  - iv. Trees shall be planted in locations that maintain the required lines of sight for safe pedestrian and vehicular movement and will not cause root damage to the sidewalk or other public infrastructure, to the satisfaction of Public Works;
  - v. Trees planted near buildings or fire lanes shall be placed in locations that do not adversely impact the Fire Department operations or response times, to the satisfaction of the Fire Department; and

vi. Landscaping equipment used for maintenance, such as lawn mowers and leaf blowers, shall be electric and non-combustion powered.

4. Vehicle Circulation. On-site vehicular circulation, turnaround, queuing areas, and ingress and egress shall be designated in such a way that they do not impede any other permitted activities and they avoid impacts on the public right-of-way as well as nearby sensitive uses, as approved by the Director and Public Works.

5. Perimeter Identification Signs. In addition to the signs permitted by Chapter 22.114 (Signs), and notwithstanding any contrary provisions in Division 10 (Community Standards Districts) in Title 22, each solid waste facility or site shall provide a perimeter identification sign that complies with the following:

a. A perimeter identification sign shall be permanently affixed on a building or wall that is visible and with text that is legible from the public right-of-way for pedestrians, no higher than eight feet from the ground measured vertically from the base of the sign. Freestanding signs or portable signs are prohibited as a perimeter identification sign.

b. A perimeter identification sign shall have a minimum sign area of four square feet and a maximum area of nine square feet. The area for the perimeter identification sign shall not be accounted for in the areas for business signs specified in Chapter 22.114 (Signs).

c. Facilities not open to the public shall provide a perimeter identification sign that permanently displays the operator's name, address, and telephone number, as well as the location of the nearest facility open to the public.

d. Facilities open to the public shall provide a perimeter identification sign that permanently displays hours of operation, schedule of charges, type of material that may be deposited, telephone number of the facility operator or a representative of the facility operator, emergency contact information for reporting any problems which may occur related to the operation of the facility, 24 hours a day, seven days a week. The perimeter identification sign shall also include the business name unless the property also contains a separate business sign that is clearly visible from the public right-of-way. The sign shall also include instructions for reporting violations to the Department and AQMD, where a use is also regulated by AQMD. Information for reporting violations shall include the following text, or as updated by the Department or AQMD:

i. "To report a violation to the Los Angeles County Department of Regional Planning, call 213-974-6453 Monday – Thursday, 7a.m. - 6p.m., dial 2-1-1 at any time or email [zoningenforcement@planning.lacounty.gov](mailto:zoningenforcement@planning.lacounty.gov)"; and

ii. "To report a violation to South Coast Air Quality Management District (SCAQMD), call 1-800-CUTSMOG or visit [www.aqmd.gov](http://www.aqmd.gov)."

e. The sign shall also indicate the following: "No loitering," "No littering," and "No material shall be left outside of the solid waste enclosure or containers."

f. Additional signs and/or measures may be required in order to protect personnel and public health and safety.

6. Access. Any roads or highways that are used for vehicular access to a facility site, as well as other areas on-site used for vehicular maneuvering, shall be improved and maintained to the satisfaction of Public Works and the Fire Department.

7. Lighting. The facility, yard, and equipment shall be equipped with adequate lighting to ensure monitoring and operations. All outdoor lighting shall be directed away from any lots containing residential or agricultural uses.

8. Fire Prevention. Once the facility is operational, the operator shall provide measures for fire prevention, protection, and control as required, approved, and regulated by the Fire Department.

H. Additional Findings. In addition to the findings required in Section 22.158.050.B (Findings and Decision), the following additional findings must be made:

1. The project is sited and designed in such a way that the operation minimizes impacts, such as noise, dust, traffic, and odor, to the environment and persons residing or working in the surrounding area or within the facility; and

2. The requested use will operate in such a way that it promotes the responsible use of resources and protection of the environment by providing adequate measures to control the handling of materials, air emissions, dust, noise, nuisance, and migration of residues off-site, and also by incorporating best practices for operation as well as site maintenance. The operator has demonstrated through an operation and maintenance plan that it will incorporate best practices for operation and site

maintenance, including that the facility will be managed in a way that will not be a nuisance to surrounding properties and specifically sensitive uses.

I. Revocation of Permit. Notwithstanding Chapter 22.238 (Modifications and Revocations), failure to comply with all requirements in this Section and all conditions of approval for the subject property shall result in an immediate citation of a Notice of Violation. Upon the second Notice of Violation issued within a year from the first Notice of Violation, the project will immediately be scheduled for permit revocation proceedings, pursuant to Chapter 22.238 (Modifications and Revocations).

1. If a permit granted for a facility is denied or revoked, the previously approved land use shall cease within 30 days of the permit denial or revocation.

2. Upon closure of the facility, the operator shall provide written notice of the intent to perform site restoration, at least 30 days prior to beginning site restoration. The site restoration procedures and scope shall ensure that the entire premises, structures, grounds, ponds, and drainage are clean of any residues and all machinery is removed.

J. Fees. When a Conditional Use Permit (Chapter 22.158) is required, fees may be assessed to offset the costs associated with project mitigation, enforcement activities, operational impact mitigation studies, community benefit programs, and other costs related to the Project's impacts on the surrounding communities.

**SECTION 40.** Section 22.172.050 is hereby amended to read as follows:

**22.172.050 Termination Conditions and Time Limits.**

...

B. Termination by Operation of Law. Nonconforming uses and buildings or structures nonconforming due to use, and those buildings or structures nonconforming due to standards enumerated in this Section, shall be discontinued and removed from their sites within the time specified in this Section, except when extended or revoked as otherwise provided in this Title 22:

...

3. In the case of nonconforming due to use or buildings or structures nonconforming due to standards, pursuant to Chapter 22.84 (Green Zone Districts):

a. Buildings or structures nonconforming due to standards, the time limit specified in Section 22.84.040 (Schedule for Compliance for Existing, Legally-Established Uses) shall apply, except that no request for extension of the time to maintain such buildings or structures shall be accepted or approved.

b. Nonconforming due to use, pursuant to Section 22.84.020.B (Exceptions), seven years from the effective date of this ordinance, provided that no request to further extend the time to continue such a use shall be accepted or approved, unless a grant term of an existing permit is applicable, in which case the expiration date of the grant term shall apply. For existing, nonconforming uses with no grant term specified, the use shall expire 20 years from the effective date of this ordinance.

**SECTION 41.** Section 22.172.060 is hereby amended to read as follows:

**22.172.060 Review of Amortization Schedule or Substitution of Uses.**

A. Applicability.

...

3. Exception. Nonconforming buildings or structures due to use or standards pursuant to Chapter 22.84 (Green Zone Districts) must be discontinued and removed from the site as specified in Section 22.84.040 (Schedule for Compliance for Existing, Legally-Established Uses) and Section 22.172.050.B.3 (Termination by Operation of Law). No request for extension of the time to maintain such buildings or structures on-site shall be accepted or approved.

**SECTION 42.** Section 22.300.020 is hereby amended to read as follows:

**22.300.020 Application of Community Standards Districts to Property.**

...

C. Exceptions.

1. Green Zone Districts. Where the regulations in Chapter 22.84 (Green Zone Districts) are contrary to the provisions in this Division 10, the more restrictive provisions shall prevail, except for Section 22.84.C.1.i (Perimeter Identification Sign).

**SECTION 43.** Section 22.308.040 is hereby amended to read as follows:

**22.308.040 Applicability.**

~~(Reserved)~~A. General Applicability. The regulations of this CSD shall apply to any new use or structure for which a complete application has been filed on or after the effective date of this CSD, except as otherwise required in this Section.

B. Where the application is for a parcel that is subject to the requirements in Chapter 22.84 (Green Zone Districts) and the provisions in Chapter 22.84 are contrary to the provisions in this Chapter, the more restrictive provisions shall prevail.

**SECTION 44.** Section 22.308.080 is hereby amended to read as follows:

**22.308.080 Area Specific Development Standards.**

...

B. Area 2 – Valley Boulevard Area.

...

4. Zone Specific Use Standards.

...

b. Zone M-1.5.

...

iii. Materials Recovery Facilities. A "materials recovery facility" shall require a Conditional Use Permit (Chapter 22.158) application in Zone M-1.5. ~~For purposes of this Subsection B.4.b.iii, a materials recovery facility is a solid waste facility, permitted by the California Integrated Waste Management Board, where solid waste, as defined in Section 40191 of the California Public Resources Code, or recyclable materials, are sorted or separated for the purpose of recycling or creating compost.~~

**SECTION 45.** Section 22.308.090 is hereby amended to read as follows:

**22.308.090 Modification of Development Standards.**

A. Modifications Authorized.

...

2. Modification of applications subject to the requirements of Chapter 22.84 (Green Zone Districts) shall be solely subject to the provisions of Subsection B. 4., below.

**SECTION 46.** Section 22.316.040 is hereby amended to read as follows:

**22.316.040 Applicability.**

...

E. Where the application is for a parcel that is subject to the requirements of Chapter 22.84 (Green Zone Districts) and the provisions in Chapter 22.84 are contrary to the provisions in this Chapter, the more restrictive provisions shall prevail.

**SECTION 47.** Section 22.316.080 is hereby amended to read as follows:

**22.316.080 Area Specific Development Standards.**

...

C. Union Pacific Area.

...

4. Zone Specific Development Standards

...

b. Zone M-1.

...

ii. Uses Subject to Permits. In addition to the uses specified in Section 22.22.030 (Land Use Regulations for Zones M-1, M-1.5, M-2, and

M-2.5) as subject to approval of a Conditional Use Permit for Zone M-1, the following uses shall require a Conditional Use Permit (Chapter 22.158) application in Zone M-1:

- ~~Acetylene, the storage of oxygen and acetylene in tanks if oxygen is stored in a room separate from acetylene, and such rooms are separated by a not less than one-hour fire-resistant wall.~~

...

- ~~Automobile body and paint shops, if all operations are conducted inside of a building.~~

- ~~Automobile upholstery.~~

...

- ~~Building materials, the storage of.~~

...

- ~~Cold-storage plants.~~

- ~~Concrete batching, provided that the mixer is limited to one cubic yard capacity.~~

- ~~Contractor's equipment yards, including farm equipment and all equipment used in building trades.~~

...

- ~~Distributing plants.~~

...

- ~~Engraving, machine metal engraving.~~

...

- ~~Lumberyards, except the storage of boxes or crates.~~

- ~~Machine shops.~~
- ~~Machinery storage yards.~~
- Metals:

...

- (3) ~~Metal fabricating;~~
- (4) ~~Metal spinning;~~
- (5) ~~Metal storage;~~
- (6) ~~Metal working shops;~~
- (7) ~~Plating and finishing of metals,~~

~~provided no perchloric acid is used.~~

...

- ~~Outside storage.~~
- ~~Paint, the manufacture and mixing of.~~
- ~~Pallets, the storage and manufacture of.~~

...

~~Poultry and rabbits, the wholesale and retail sale of poultry and rabbits, including slaughtering and dressing within a building.~~

...

- ~~Sheet metal shops.~~

...

~~Stone, marble and granite, and the grinding, dressing, and cutting of.~~

~~Storage and rental of plows, tractors, contractor's equipment, and cement mixers, not within a building.~~

...

- ~~Welding.~~

...

**SECTION 48.** Section 22.324.020 is hereby amended to read as follows:

**22.324.020 Definitions.**

...

~~D. Sensitive Use. Sensitive use means a school; park; playground; child care center; foster family home; small family or group home for children; senior citizen center; or church, temple, or other place used exclusively for religious worship.~~

**SECTION 49.** Section 22.324.040 is hereby amended to read as follows:

**22.324.040 Applicability.**

...

~~D. Nonconforming Uses, Buildings, or Structures. Nonconforming residential uses in Zones C-M and M-1 shall be exempt from the following:~~

~~1. The termination periods set forth in Section 22.172.050 (Termination Conditions and Time Limits) as long as the residential use continues; and~~

~~2. The provisions in Section 22.172.020.G (Repair of Damaged or Partially Destroyed Buildings or Structures Nonconforming Due to Use and/or Standards).~~

[2214010LJCC]

