



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: September 27, 2011
SUBJECT: Conditional Use Permit No. 875-11
APPLICANT: Keywell LLC
11900 South Cottage Grove Avenue
Chicago, IL 60628
REQUEST: Approve a conditional use permit for a processing facility for recyclables on a site located in the MH- (Manufacturing Heavy) zone district
PROPERTY INVOLVED: 2250 E. Dominguez Street

COMMISSION ACTION

- Concurred with staff
 Did not concur with staff
 Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Faletogo			Saenz
		Vice-Chair Gordon			Schaefer
		Brimmer			Verrett
		Diaz			Williams
		Goolsby			

Item No. 11-A

I. Introduction

Date Application Received: May 16, 2011

- Conditional Use Permit No. 875-11

Property Owner

- CCC Steel Inc., 2576 E. Victoria Street, Compton, CA 90220

Project Applicant

- Keywell LLC, World Logistics US Inc.
11900 South Cottage Grove Avenue, Chicago, IL 60628

Project Address

- 2250 E. Dominguez Street, Carson, CA 90810

Project Description

- The applicant requests the approval of a conditional use permit (CUP) to allow the use of a "Processing facility for recyclables, heavy" on a site located in the MH (Manufacturing Heavy) zoning district. Pursuant to CMC Section 9141.1, a processing facility for heavy recyclables located within the MH zone district requires a CUP. The proposed CEQA initial study identifies the proposed project consisting of the development and operation of a large stainless steel and high temperature alloy recycling and distribution facility. Proposed improvements will include: rail and truck scales; radiation detectors; construction of self-supported canopy structures and storm water runoff control systems. The applicant's operational statement identified the construction of a new building near (behind) the gate entrance housing operation offices and employee facilities with approximately 3,000 square feet of floor area.
- The subject property is 436,880 square feet, or 10 acres.

II. Background

Use of Property

- The property is developed with an office building consisting of approximately 12,000 square feet. There is also a detached industrial storage building that is approximately 15,000 square feet.
- Other uses include a temporary storage of cargo containers at the rear paved section of the property that will occur until December 1, 2011, in compliance with CMC Section 9148.6 via Administrative DOR No. 1422-11.

Current Use

- The property is developed with an unoccupied office building consisting of approximately 12,000 square feet. There is also a detached industrial storage building that is approximately 15,000 square feet.



Previously Approved Discretionary Permits

- There are no prior discretionary permits on this property.

Public Safety Issues

- There are no public safety/code enforcement issues on this property.

III. Analysis

Location/Site Characteristics/Existing Development

- The subject property is located at 2250 E. Dominguez Street.
- The subject site consists of a 436,880-square-foot parcel (10 acres) with a 12,000-square-foot office building and a detached 15,000-square-foot industrial building.
- Heavy industrial uses surround the subject property with the Alameda railway corridor and the city's corporate yard to the east.
- The existing office building is developed with a total of 21 parking spaces.
- The hours of operation will be from 7:00 a.m. to 7:00 p.m. Monday to Friday.
- The city's Traffic Engineer reviewed the proposed interior truck circulation, parking areas and deemed them as adequate and in compliance with the CMC.
- There are no adverse impacts expected from this project that would adversely affect residential, commercial or industrial areas.
- CMC Section 9148.5 (Processing Facility for Recyclables) requires that no processing facility for recyclables shall be established, maintained, or enlarged in any zone unless it complies with the following requirements:
 1. Shall not be located within one hundred fifty (150) feet, as measured from lot line to lot line, of any residentially zoned property or institutional use;
 2. Shall conduct all operations, except incidental storage within an enclosed building or within an area enclosed by a decorative reinforced concrete wall with mounded landscaping between the wall and the property line;
 3. Shall comply with Section 25250.11 of the California Health and Safety Code if used motor oil is accepted for recycling;
 4. Shall be maintained at all times in a clean, litter-free condition and shall be cleared of loose debris on a daily basis;
 5. Shall accept only recyclable materials as defined in CMC 9191.508;
 6. Shall not operate with exterior noise levels in excess of 60 dBA as measured at the property line of adjacent noise sensitive land uses such as residential, schools, libraries, community care facilities, hospitals, churches, un-soundproofed offices, hotels, motels and outdoor recreation areas; for all other adjacent uses exterior noise levels shall not exceed 70 dBA. A noise study extrapolating the exterior noise levels to be generated by the proposed use shall be submitted to and approved by the Community Development Director.



Noise contours overlaid on a land use map showing the surrounding property shall accompany such a study;

7. Shall limit hours of operation from 7:00 a.m. to 7:00 p.m. if within 500 feet of noise sensitive land use;
8. Shall not permit dust, fumes, smoke, vibration or odors above ambient levels to impact neighboring properties;
9. Shall meet all noise level requirements of this Section for any power driven processing; and
10. Shall ensure that all collection facilities not within an enclosed building are constructed with durable waterproof and rust proof material.

The applicant has submitted an "operational statement" that identifies the following:

1. Keywell will upgrade the existing landscaping and beautify the exterior of the property;
2. An 8-foot-high solid decorative wall and gate will be installed along the entrance of the property to screen all facility operations from view;
3. Storm water will be directed through a state of the art filtering system that will remove sediments and traces of oil;
4. A new building near the gate entrance will house operations offices and employees facilities;
5. Awnings/canopy will be installed behind the warehouse at the rear of the property for inventory storage use;
6. Within five years a baler will be added at the rear of the facility (the initial study identifies that the future Harris hydraulic baler will be powered solely by electricity, so it will not have no direct criteria pollutant or GHG emissions);
7. Keywell will employ 20 to 25 full-time employees to start and will increase staff as recycling product volumes rise;
8. Scrap metal will be transported to and from the facility in rail cars, dump trailer, closed vans or shipping containers. Ten trucks and one rail car trips are expected at first per week with a goal of fifteen trucks and five rail cars per week;
9. Keywell purchases scrap metal from other scrap processing companies, industrial accounts and government agencies. The company does not buy directly from the public;
10. Upon delivery all vehicles are screened for radiation by permanent scale radiation detectors;
11. All recyclable material processing operations shall be conducted within an enclosed building except for incidental storage;
12. The facility will operate between 7:00 a.m. and 7:00 p.m.;



13. The company does not generate or handle hazardous waste or emit obnoxious odors;
14. Used oil will be stored in closed drums that are kept on secondary containment trays and are picked up and disposed of by Safety Kleen or similar licensed used oil recycler on a regular schedule; and
15. Noise levels will be below OSHA standards and will be below any levels by local ordinance requirements.

The applicant retained an environmental consultant, Ultra Systems Environmental, to prepare an "initial study" for the project per the California Environmental Quality Act (CEQA) Guidelines Section 15063(a) to determine if the project may have a significant effect on the environment. The initial study evaluated the proposed project and determined that the proposed project could not have a significant effect on the environment. Therefore, in accordance with CEQA Guidelines, a Negative Declaration was prepared for public circulation.

Planning Division staff received comments on the Negative Declaration from the LA County Sheriff's Department, the South Coast Air Quality Management District, and the State Department of Toxic Substances Control (attached). The agency comments have been evaluated and pertinent recommendations for the protection of the environment have been included as a "condition of approval." The applicant incorporated the Sheriff's recommendation of a video surveillance system as part of the project by including this system in their "operational statement."

Zoning/General Plan/Redevelopment Area Designation

- The subject property is zoned MH (Manufacturing Heavy) and surrounding properties share the same zoning.
- The subject property has a General Plan Land Use designation of Heavy Industrial.

Applicable Zoning Ordinance Regulations

The proposed CUP is subject to the approval of a development plan in accordance with the Conditional Use Permit (CUP) procedures as provided in Section 9172.21 and subject to CMC Section 9148.5 (Processing Facility for Recyclables).

Required Findings: Conditional Use Permit

Pursuant to Section 9172.21(D), Conditional Use Permit, the Planning Commission may approve the proposal only if the following findings can be made in the affirmative:

1. The proposed use and development will be consistent with the General Plan.
2. The site is adequate in size, shape, topography, location, utilities and other factors to accommodate the proposed use and development.
3. There will be adequate street access and traffic capacity.



4. There will be adequate water supply for fire protection.
5. The proposed use and development will be compatible with the intended character of the area.

The required findings pursuant to Section 9172.21(D) can be made in the affirmative.

IV. Environmental Review

Pursuant to Section 15063 (a), (Initial Study), of the California Environmental Quality Act (CEQA) Guidelines an initial study was prepared for the proposed project and the study determined that the proposed project could not have a significant effect on the environment. Therefore, in accordance with Section 21080(c) of the CEQA Guidelines, a negative declaration was prepared for public circulation.

V. Recommendation

That the Planning Commission:

- **ADOPT** the negative declaration;
- **APPROVE** Conditional Use Permit No. 875-11; and
- **WAIVE** further reading and **ADOPT** Resolution No. _____, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING CONDITIONAL USE PERMIT NO. 875-11 FOR A PROCESSING FACILITY FOR HEAVY RECYCLABLES LOCATED AT 2250 E. DOMINGUEZ STREET."

VI. Exhibits

1. Resolution
2. Development plans
3. CMC Section 9148.5 and 9191.508
4. Operational statement
5. CEQA, Initial Study, CD
6. Public agency review comments
7. Zoning/vicinity 500 foot radius map

Prepared by: _____

Zak Gonzalez II, Planner

Reviewed by: _____

John F. Signo, AICP, Senior Planner

Approved by: _____

Sheri Repp Loadsman, Planning Officer



CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 11-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF CARSON APPROVING CONDITIONAL USE PERMIT
NO. 875-11 FOR A PROCESSING FACILITY FOR HEAVY
RECYCLABLES TO BE LOCATED AT 2250 E. DOMINGUEZ
STREET**

**THE PLANNING COMMISSION OF THE CITY OF CARSON, CALIFORNIA,
HEREBY FINDS, RESOLVES AND ORDERS AS FOLLOWS:**

Section 1. An application was duly filed by the applicant, Keywell LLC, with respect to real property located at 2250 E. Dominguez Street, and described in Exhibit "A" attached hereto, requesting the approval of a processing facility for heavy recyclables to be located within the MH (Manufacturing Heavy) zoning district.

A public hearing was duly held on September 27, 2011, at 6:30 P.M. at City Hall, Council Chambers, 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meeting was duly given.

Section 2. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid meeting.

Section 3. The Planning Commission finds that:

- a) The proposed project is identified in the General Plan as a permitted use for this land use category subject to Conditional Use Permit approval. There is no specific plan for this area. The surrounding properties are developed with heavy industrial uses and the proposed project is compatible with the neighborhood.
- b) The project is compatible in architecture and design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance and scale of structures and open spaces and other features relative to a harmonious and attractive development of the area.
- c) Interior circulation and street access and is not anticipated to generate significant adverse effects to adjacent public streets based the city's Traffic Engineer review and approval. The subject property is located in a heavy industrial area.
- d) There are no signs intended for the proposed project. Business signs will be reviewed and approved by staff administratively for conformance with requirements in the Carson Municipal Code (CMC).
- e) The proposed project conforms to all applicable design standards and guidelines that have been adopted pursuant to Section 9172.15 of the CMC.
- f) The use meets the goals and objectives of the General Plan and is consistent with applicable zoning and design regulations. All of the required findings



pursuant to Section 9171.21(d), "Conditional Use Permit, Approval Authority and Findings and Decision" can be made in the affirmative.

Section 4. The Planning Commission further finds that the use permitted by the proposed Conditional Use Permit will not have a significant effect on the environment as identified by the Initial Study in pursuant to Section 15063 (a) of the California Environmental Quality Act (CEQA) Guidelines. The proposed use will not alter the predominantly heavy industrial character of the surrounding area and meets or exceeds all City standards for protection of the environment. Therefore, the proposed project is found to be in compliance with the CEQA Guidelines, Section 21080 (c) and a negative declaration has been prepared for approval.

Section 5. Based on the aforementioned findings, the Commission hereby adopts the negative declaration and approves Conditional Use Permit No. 875-11 with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

Section 6. The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

Section 7. This action shall become final and effective fifteen days after the adoption of this Resolution unless within such time an appeal is filed with the City Clerk in accordance with the provisions of the Carson Zoning Ordinance.

PASSED, APPROVED AND ADOPTED THIS 27th DAY OF SEPTEMBER, 2011.

CHAIRMAN

ATTEST:

SECRETARY



LEGAL DESCRIPTION

PARCEL 1:

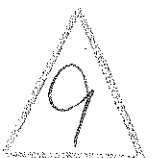
THAT PORTION OF LOT 2 BLOCK "B" OF THE SUBDIVISION OF A PART OF THE RANCHO SAN PEDRO, AS PER MAP RECORDED IN BOOK 1 PAGE 602, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID BLOCK "B", DISTANT THEREON SOUTH 89 DEGREES 38 MINUTES 25 SECONDS WEST, 1,174.97 FEET FROM THE POINT OF INTERSECTION OF SAID NORTHERLY LINE WITH THE NORTHWESTERLY LINE OF THAT CERTAIN RIGHT OF WAY, 170 FEET WIDE. DESCRIBED IN DEED RECORDED IN BOOK 1939 PAGE 114 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER; THENCE CONTINUING ALONG SAID NORTHERLY LINE OF SAID BLOCK "B" SOUTH 89 DEGREES 58 MINUTES 25 SECONDS WEST, 320.59 FEET TO A POINT THEREON, DISTANT NORTH 89 DEGREES 58 MINUTES 25 SECONDS EAST, 320.00 FEET FROM THE NORTHEASTERLY CORNER OF THE LAND DESCRIBED IN DEED RECORDED ON SEPTEMBER 10, 1957 AS INSTRUMENT NO. 1659, IN BOOK 55552 PAGE 201, OF OFFICIAL RECORDS OF SAID COUNTY; THENCE, PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LAST MENTIONED LAND, SOUTH 17 DEGREES 11 MINUTES 10 SECONDS WEST, (BEARING SHOWN ON SOUTH 17 DEGREES 10 MINUTES 20 SECONDS WEST IN LAST SAID DEED) 1,369.12 FEET TO A LINE PARALLEL WITH AND DISTANT 15.00 FEET NORTHERLY, MEASURED AT RIGHT ANGLES FROM THE SOUTHERLY LINE OF SAID LOT 2, THENCE ALONG SAID PARALLEL LINE, NORTH 89 DEGREES 56 MINUTES 20 SECONDS EAST 45.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 472.95 FEET; THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 16 DEGREES 20 MINUTES 09 SECONDS, AN ARC DISTANCE OF 134.84 FEET THENCE TANGENT TO SAID CURVE, NORTH 73 DEGREES 36 MINUTES 11 SECONDS EAST, 24.43 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 271.84 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 56 DEGREES 26 MINUTES 18 SECONDS AN ARC DISTANCE OF 267.77 FEET TO A POINT IN A LINE HAVING A BEARING OF NORTH 17 DEGREES 09 MINUTES 53 SECONDS EAST AND WHICH PASSES THROUGH THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 17 DEGREES 09 MINUTES 53 SECONDS 1,152.76 FEET TO SAID POINT OF BEGINNING.

EXCEPT THEREFROM ONE-HALF INTEREST IN AND TO ALL MINERALS, OIL, GAS AND HYDROCARBON SUBSTANCES LYING BELOW 500 FEET OF THE SURFACE OF SAID PARCEL OF LAND, PROVIDED THAT GRANTOR, ITS SUCCESSORS OR ASSIGNS, SHALL NOT HAVE THE RIGHT OF ENTRY, IN, OR OVER THE SURFACE OF SAID LAND NOW IN, UPON OR OVER THE PORTION OF SAID UND LYING WITHIN 500 FEET OF THE SURFACE THEREOF, AS RESERVED BY SOUTHERN PACIFIC COMPANY, IN DEED RECORDED IN BOOK D-232 PAGE 119, OFFICIAL RECORDS.

PARCEL 2:

THAT PORTION OF LOT 2, BLOCK "B" OF THE SUBDIVISION OF A PART OF THE RANCHO SAN PEDRO, AS SHOWN ON MAP RECORDED IN BOOK 1 PAGES 601 AND 602 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:



LEGAL DESCRIPTION

(continued)

BEGINNING AT THE POINT OF INTERSECTION OF A LINE PARALLEL WITH AND DISTANT WESTERLY 15 FEET, MEASURED AT RIGHT ANGLES, FROM THE EASTERLY LINE OF SAID LOT 2, WITH THE NORTHERLY LINE OF SAID LOT 2; THENCE SOUTH 17 DEGREES 09 MINUTES 53 SECONDS WEST ALONG SAID PARALLEL LINE, 1,324.16 FEET TO A POINT IN A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 276.84 FEET (A RADIAL LINE TO SAID CURVE AT LAST SAID POINT BEARS SOUTH 25 DEGREES 17 MINUTES 13 SECONDS EAST); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH AN ANGLE OF 17 DEGREES 03 MINUTES 17 SECONDS A DISTANCE OF 82.40 FEET; THENCE SOUTH 81 DEGREES 46 MINUTES 04 SECONDS WEST, TANGENT TO SAID CURVE 133.76 FEET TO A POINT IN A LINE PARALLEL WITH AND DISTANT NORTHERLY 15 FEET, MEASURED AT RIGHT ANGLES, FROM THE SOUTHERLY LINE OF SAID LOT 2; THENCE SOUTH 89 DEGREES 56 MINUTES 20 SECONDS WEST, ALONG LAST SAID PARALLEL LINE, 93.55 FEET TO A POINT IN THE SOUTHERLY LINE OF THAT CERTAIN 9.393 ACRE PARCEL OF LAND DESCRIBED IN DEED DATED SEPTEMBER 23, 1958 FROM THE SOUTHERN PACIFIC COMPANY TO GUY F. ATKINSON RECORDED OCTOBER 1, 1958 IN BOOK D-232 PAGE 118, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE EASTERLY AND NORTHEASTERLY ALONG THE SOUTHERLY AND SOUTHEASTERLY LINE OF SAID 9.393 ACRE PARCEL OF LAND ALONG THE ARC OF A CURVE NORTHWESTERLY HAVING A RADIUS OF 472.95 FEET, (TANGENT TO LAST DESCRIBED PARALLEL LINE) THROUGH AN ANGLE OF 16 DEGREES 20 MINUTES 09 SECONDS, A DISTANCE OF 134.84 FEET; THENCE NORTH 73 DEGREES 36 MINUTES 11 SECONDS EAST, TANGENT TO LAST SAID CURVE, ALONG SAID SOUTHEASTERLY LINE, 24.43 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 271.84 FEET; THENCE NORTHEASTERLY, CONTINUING ALONG SAID SOUTHEASTERLY LINE, ALONG THE ARC OF LAST SAID CURVE THROUGH AN ANGLE OF 56 DEGREES 26 MINUTES 18 SECONDS A DISTANCE OF 267.77 FEET; THENCE NORTH 17 DEGREES 09 MINUTES 53 SECONDS EAST; TANGENT TO LAST DESCRIBED CURVE, ALONG THE EASTERLY LINE OF SAID 9.393 ACRE PARCEL OF LAND, 1,152.76 FEET TO A POINT IN THE AFOREMENTIONED NORTHERLY LINE OF SAID LOT 2, BEING THE MOST EASTERLY CORNER OF SAID 9.393 ACRE PARCEL OF LAND; THENCE NORTH 89 DEGREES 58 MINUTES 25 SECONDS EAST ALONG SAID NORTHERLY LINE, 15.70 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT UNDIVIDED ONE-HALF INTEREST IN AND TO ALL MINERALS, OIL, GAS AND HYDROCARBON SUBSTANCES LYING BELOW 500 FEET OF THE SURFACE OF SAID PARCEL OF LAND, PROVIDED THAT GRANTOR, ITS SUCCESSORS OR ASSIGNS, SHALL NOT HAVE THE RIGHT OF ENTRY IN, UPON OR OVER THE SURFACE OF SAID LAND NOR IN, UPON OR OVER THE PORTION OF SAID LAND LYING WITHIN 500 FEET OF THE SURFACE THEREOF, AS RESERVED BY SOUTHERN PACIFIC COMPANY, BY DEED RECORDED IN BOOK D-518 PAGE 842, OFFICIAL RECORDS.

ASSESSOR'S PARCEL NO. 7316-026-032

END OF LEGAL DESCRIPTION



CITY OF CARSON
ECONOMIC DEVELOPMENT
PLANNING DIVISION

EXHIBIT "B"

CONDITIONS OF APPROVAL

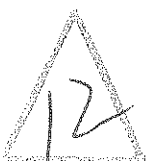
CONDITIONAL USE PERMIT NO. 875-11

GENERAL CONDITIONS

1. If a business license permit for said use is not issued within one year of the date of approval of Conditional Use Permit No. 875-11 said permits shall be declared null and void unless an extension of time is requested prior to expiration and approved by the Planning Commission.
2. Upon activation, the Conditional Use Permits shall become automatically null and void if said use has been suspended or has ceased to exist for a period of one year, unless an extension of time is requested prior to expiration and approved by the Planning Commission.
3. The approved Resolution, including the Conditions of Approval contained herein, and signed Affidavit of Acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including any revisions and the final working drawings.
4. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
5. The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review and approval by the Planning Commission. Any minor revisions shall be reviewed and approved by the Planning Division prior to Building and Safety plan check submittal.
6. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.
7. It is further made a condition of this approval that if any condition is violated or if any law, statute ordinance is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable; provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.



8. The applicant shall submit two complete sets of plans that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division prior to the issuance of a building permit.
9. In accordance with CMC Section 9148.5, the owner/applicant shall:
 - a. Shall conduct all operations, except incidental storage within an enclosed building or within an area enclosed by a decorative reinforced concrete wall with mounded landscaping between the wall and the property line.
 - b. Shall comply with Section 25250.11 of the California Health and Safety Code if used motor oil is accepted for recycling.
 - c. Shall maintain operation at all times in a clean, litter-free condition and shall be cleared of loose debris on a daily basis.
 - d. Shall accept only recyclables materials as defined in CMC 9191.508.
 - e. Shall not operate with exterior noise levels in excess of 70 dBA. A noise study extrapolating the exterior noise levels to be generated by the proposed use shall be submitted to and approved by the Community Development Director. Noise contours overlaid on a land use map showing the surrounding property shall accompany said study.
 - f. Shall limit hours of operation from 7:00 a.m. to 7:00 p.m. if within 500 feet of noise sensitive land use.
 - g. Shall not permit dust, fumes, smoke, vibration or odors above ambient levels to impact neighboring properties.
 - h. Shall meet all noise level requirements of the Section for any power driven processing.
 - i. Shall ensure that all collection facilities not within an enclosed building are constructed with durable waterproof and rust proof material.
10. All parking areas shall be re-slurried and all parking areas for proposed trucks and office use shall be re-stripped in compliance with CMC requirements.
11. Trucks shall not be parked on public streets during hours of operation, overnight or on weekends.
12. The owner/applicant shall submit for a separate sign permit for Planning Division approval if a business sign is proposed.
13. The owner/applicant shall obtain written documented approval from the LA County Fire Department and from the South Coast Air Quality Management District for the proposed 1,000 gallon above ground diesel fuel storage tank.
14. The owner/applicant shall obtain Fire Department approval of proposed security gate with Fire Department Emergency access approved device.



15. The owner/applicant shall install and maintain a 24-hour video recorded monitoring system approved by the LA County Sheriff Department to deter criminal and nuisance activities on the site.
16. The State Department of Toxic Substances Control (DTSC) shall review and evaluate any soils excavated and filled during any demolition and construction activity to ensure the soil is free of contamination. The owner/applicant shall obtain written clearance from DTSC to ensure the site will not pose a risk to human health or the environment.
17. The owner/applicant shall coordinate with DTSC to conduct soil gas sampling for VOCs including methane in the buildings that will be occupied as recommended by DTSC.
18. Prior to any building demolition or construction the owner/applicant shall obtain written clearance approval from DTSC and from the city of Carson Building and Safety Division.
19. The owner/applicant shall install new landscaping with trees, shrubs, flowers, and evergreen ground cover with an automatic irrigation sprinkler system. A landscape plan shall be prepared and reviewed and approved by the Planning Division prior to the commencement of any business activity.
20. Applicant shall defend, indemnify and hold harmless the City of Carson, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul, and approval of the City, its advisory agencies, appeal boards, or legislative body concerning Conditional Use Permit No. 875-11. The City will promptly notify the Applicant of any such claim, action, or proceeding against the City and the Applicant will either undertake defense of the matter or pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. The City will cooperate fully in the defense. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the Applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

The Department of Public Works recommends approval of the proposed project subject to the following conditions:

21. The Developer shall submit a copy of approved Grading plans on bond paper to the City of Carson – Engineering Division, prior to issuance of grading permits.
22. The Developer shall submit a copy of approved plans on mylars (*such as, Sewer, Street and/or Storm Drain Improvements, whichever applies*), to the City of Carson – Engineering Division, prior to issuance of construction permits.

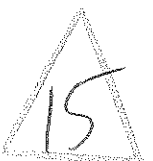


23. Any existing off-site improvements damaged during the construction shall be removed and reconstructed per City of Carson Standard plan and to the satisfaction of the City Engineer.
24. A construction permit is required for any work to be done in the public right-of-way.

Prior to issuance of Building Permit, the proposed development is subject to the following:
 25. Drainage/Grading plan shall be submitted for approval of the Building and Safety Division. The Developer shall submit a copy of approved Drainage/Grading plans on bond paper to the City of Carson – Engineering Division.
 26. CC&R's (covenants, conditions, and restrictions) to address drainage responsibilities are required.
 27. The Developer shall comply with the applicable SUSMP requirements and shall include Best Management Practices necessary to control storm water pollution from construction activities and facility operations prior to issuance of Building Permit.
 28. Soils report, sewer area study, drainage concept, hydrology study and stormwater quality plan shall be reviewed and approved. Building Permit issuance will not be granted until the required soils, sewer, drainage concept, hydrology study and stormwater information have been received and found satisfactory.
 - a. Comply with mitigation measures recommended in the approved soils, sewer area study, drainage concept, hydrology study and stormwater quality plan.
29. The Developer shall submit a sewer area study to the Los Angeles County Department of Public Works (LACDPW) to determine if capacity is adequate in the sewerage system to be used as the outlet for the sewer of this development. If the system is found to have insufficient capacity, the problem must be addressed and resolved to the satisfaction of the L.A. County Sewer Department.
30. Quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
31. Additional Right-of-Way is required beyond the existing right-of-way line. Dedicate 9-ft of additional right-of-way abutting the development along Dominguez Street. New Right-of-Way line shall be 42-ft from existing centerline. Developer shall prepare legal description for required dedication, for review and approval of the City Engineer and Recordation with County Records Office. All documents shall be approved and ready for recordation prior to issuance of Building Permits.
32. The Developer shall submit improvement plans to the Development Services Group – Engineering Division showing all the required improvements in the public right of way for review and approval of the City Engineer. A copy of approved conditions of approval shall be attached to the plans when submitted.



- b. Sewer Main Improvements (*if any*) along Dominguez Street as determined by the aforementioned sewer area study.
 - c. Storm Drain Improvements (*if any*) along Dominguez Street as determined by the aforementioned requirement.
33. All existing overhead utility lines less than 12 kilovolts shall be underground to the satisfaction of the City Engineer. Alternatively, in the City Engineer's discretion, the City may accept an in-lieu fee in an amount determined by the City Engineer to be sufficient to cover the costs of such undergrounding provided the applicant deposits the full amount of the deposit of the in-lieu fee before issuance of building permits. Undergrounding estimate shall be prepared by Southern California Edison and shall be submitted to the City Engineer for his determination. Based on previous estimates from SCE, undergrounding cost of distribution utility lines along Dominguez Street is approximately \$144,000.
34. Construction bond for all work to be done within the public right of way shall be submitted and approved by Engineering Services prior to issuance of Building Permit.
35. Proof of Worker's Compensation and Liability Insurance.
- Prior to issuance of Certificate of Occupancy, the proposed development is subject to the following:
36. If needed, easements shall be granted to the City, appropriate agency, or entity for the purpose of ingress, egress, construction, and maintenance of all infrastructures constructed and handicap access for this development to the satisfaction of the City Engineer and or appropriate agency or entity.
37. Repair any broken or raised/sagged sidewalk, curb and gutter within the public right of way along Dominguez Street abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer. (approx: Curb/Gutter 50 lf; Sidewalk 150 sq.ft.; Parkway Drains 2)
38. Fill in any missing sidewalk within the public right of way along Dominguez Street abutting this proposed development
39. Remove and replace any broken/damaged driveway approach within the public right of way along Dominguez Street abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer. (approx: Driveway 840 sq.ft)
40. The Developer shall modify existing driveways within the public right of way along Dominguez Street abutting this proposed development per City of Carson Standard to comply with the ADA requirements and to the satisfaction of the City Engineer.
41. Install streetlights on concrete poles with underground wiring in the public right of way along Dominguez Street abutting this proposed development to the satisfaction of the L.A. County Street Lighting Division, Department of Public Works.



42. The Developer shall annex the area to the L.A. County Lighting Maintenance District, for the purpose of operating and maintaining the streetlights to be installed. The annexation shall be to the satisfaction of L.A. County and shall be completed prior to the issuance of Certificate of Occupancy. Additional streetlight installation or upgrade to existing streetlights may be required as part of the annexation. (*annexation procedure is approximately 12-month*)
43. All new utility lines, servicing the proposed development abutting the proposed development shall be underground to the satisfaction of the City Engineer.
44. Comply with any additional requirements, if any, as means of mitigating any traffic impacts as identified in the traffic study approved by the City Traffic Engineer.
45. Paint Curbs Red along Dominguez Street within or abutting this proposed development. Plans showing the proposed red curbs shall be submitted to the Traffic Engineer for review and approval.
46. The Developer shall install separate sewer laterals to individually serve each building in the development. Installation and dedication of main line sewers may be necessary to meet this requirement.
47. The Developer shall execute and provide to the City Engineer, a written statement from the water purveyor indicating that the water system will be operated by the purveyor and that under normal conditions, the system will meet the requirements for the development and that water service will be provided to each building.
 - a. Comply with mitigation measures recommended by the water purveyor.
48. The Developer shall construct and guarantee the construction of all required drainage infrastructures in accordance with the requirements and recommendations of the hydrology study, subject to the approval of the City Engineer.
49. Streets abutting the development, with new utility trench cuts to serve the development, shall be slurry sealed from curb-to-curb or as approved by the City Engineer. Slurry Seal materials shall be rubberized emulsion aggregate slurry (REAS)
50. The Developer shall comply with all requirements from L.A. County Sewer Maintenance Division for maintenance of new and/or existing sewer main, relating to this development, prior to release of all improvement bonds.
51. All infrastructures necessary to serve the proposed development (water, sewer, storm drain, and street improvements) shall be in operation prior to the issuance of Certificate of Occupancy.
52. Prior to issuance of a Building Permit, Proof of Worker's Compensation and Liability Insurance must be on file with the Los Angeles County Building and Safety Department.



BUSINESS LICENSE DEPARTMENT – CITY OF CARSON

53. Per section 6310 of the Carson Municipal Code, all parties involved in the project, including but not limited to contractors and subcontractors, will need to obtain a City Business License.



2. A screened area, removed from on-site traffic circulation patterns, shall be provided for the exclusive parking of the tow-trucks and the storage of vehicles. The location of such parking/storage is subject to the approval of the Commission.

3. Wrecked, damaged or otherwise inoperable motor vehicles serviced by said tow-trucks shall be stored in said parking/storage area for a period not to exceed twenty-four (24) hours. No more than a total of four (4) such vehicles shall be stored at any time.

E. Automobile laundries in industrial zones shall be permitted pursuant to the standards established in this Section and CMC 9138.13.

F. Miscellaneous retail petroleum outlets in the industrial zones shall be permitted pursuant to the standards established in this Section and CMC 9138.14.

Any person, firm or corporation violating any provision of this Section shall be guilty of an infraction and shall be punishable as provided in Chapter 2 of Article I of this Code. (Ord. 79-479, § 8)

§ 9148.4 Large Collection Recycling Facility.

No large collection recycling facility shall be established, maintained or enlarged in any zone unless it complies with the following requirements:

A. Shall not be located within one hundred fifty (150) feet, as measured from lot line to lot line, of any residentially zoned property or institutional use (as specified in CMC 9162.21(b));

B. Shall be constructed with durable waterproof and rustproof material if not located within an enclosed building;

C. Shall conduct all collection operations within an enclosed building or within an area enclosed by a decorative reinforced concrete wall. Cargo containers, as defined in CMC 9191.067(A), shall not be used for storage;

D. Shall not occupy any portion of a front setback or any setback which abuts an existing or future public right-of-way;

E. Shall be designated on a site plan to be submitted and approved in accordance with CMC 9172.23;

F. Shall be landscaped to the satisfaction of the Community Development Director;

G. Shall be maintained at all times in a clean, litter-free condition and shall be cleared of loose debris on a daily basis;

H. Shall accept only recyclable materials as defined in CMC 9191.508. If such facility has public access, the collection containers shall be clearly marked to identify the material that may be deposited;

I. Shall not operate with exterior noise levels in excess of 60 dBA as measured at the property line of adjacent noise sensitive land uses such as residential, schools, libraries, community care facilities, hospitals, churches, unsoundproofed offices, hotels, motels and outdoor recreation areas; for all other adjacent uses, exterior noise levels shall not exceed 70 dBA. A noise study extrapolating the exterior noise levels to be generated by the proposed use shall be submitted to and approved by the Community Development Director. Noise contours overlaid on a land use map showing the surrounding property shall accompany such a study;

J. Shall limit the hours of operation from 7:00 a.m. to 7:00 p.m. if the facility is located within five hundred (500) feet of property zoned for a residential use;

K. Shall obtain the approval of the Community Development Director for all power-driven processing, including aluminum foil and can compacting, baling, plastic shredding, or other light processing activities necessary for the efficient temporary storage and shipment of material, and shall comply with all conditions to mitigate noise and other adverse impacts;

L. Shall comply with sign requirements applicable to the zoning district. The facility shall be clearly marked with the name and telephone number of the facility operator and the hours of operation. Directional signs, bearing no advertising message, may be installed with the approval of the Community Development Director. (Ord. 87-819, § 6)

§ 9148.5 Processing Facility for Recyclables.

No processing facility for recyclables shall be established, maintained, or enlarged in any zone unless it complies with the following requirements:

A. Shall not be located within one hundred fifty (150) feet, as measured from lot line to lot line, of any residentially zoned property or institutional use (as specified in CMC 9162.21(B));

B. Shall conduct all operations, except for incidental storage, within an enclosed building or within an area enclosed by a decorative reinforced concrete wall, with mounded landscaping between the wall and the property line;

C. Shall comply with Section 25250.11 of the California Health and Safety Code if used motor oil is accepted for recycling;

D. Shall be maintained at all times in a clean, litter-free condition and shall be cleared of loose debris on a daily basis;

E. Shall accept only recyclable materials as defined in CMC 9191.508. If such facility has public access, the collection containers shall be clearly marked to identify the material that may be deposited;

F. Shall not operate with exterior noise levels in excess of 60 dBA as measured at the property line of adjacent noise sensitive land uses such as residential, schools, libraries, community care facilities, hospitals, churches, unsoundproofed offices, hotels, motels and outdoor recreation areas; for all other adjacent uses, exterior noise levels shall not exceed 70 dBA. A noise study extrapolating the exterior noise levels to be generated by the proposed use shall be submitted to and approved by the Community Development Director. Noise contours overlaid on a land use map showing the surrounding property shall accompany such a study;

G. Shall limit the hours of operation from 7:00 a.m. to 7:00 p.m. if the facility is located within five hundred (500) feet of property occupied by noise-sensitive land uses as identified in this Section. The facility will be operated by on-site personnel during the hours the facility is open;

H. Shall not permit dust, fumes, smoke, vibration or odors above ambient levels to impact on neighboring properties;

I. Shall meet all noise level requirements of this Section for any power-driven processing. Light processing facilities for recyclables shall be limited to the baling, briquetting, crushing, compacting, grinding, shredding and sorting of source-separate recyclable materials and the repair of reusable materials;

J. Shall ensure that all collection facilities not within an enclosed building are constructed with durable waterproof and rustproof material;

K. Shall, if a light processing facility for recyclables, be no larger than forty-five thousand

(45,000) square feet and have no more than an average of two (2) outbound truck shipments of material per day. A light processing facility for recyclables shall not shred, compact or bale ferrous metals, other than food and beverage containers. (Ord. 87-819, § 7)

§ 9148.6 Cargo Container Storage Facilities.

A. Development Policy. The objectives of these regulations pertaining to cargo container storage facilities are as follows:

1. To provide for the safe and orderly storage of cargo containers in a manner that minimizes the noise, dust, traffic, blight and other adverse environmental impacts of such a use upon the surrounding area.

2. To ensure that the cargo container storage operation is conducted in a safe manner based upon such factors as the permitted height of such containers, the cargo within the containers, and methods of securing the containers so as to prevent shifting and toppling.

3. To ensure adequate screening of cargo containers from the public right-of-way.

4. To ensure that the site is sufficient in size to accommodate the safe storage of containers in accordance with this Section.

B. Site Development.

1. Setbacks.

a. All setbacks abutting a public right-of-way shall be a minimum of twenty-five (25) feet in depth.

b. All setbacks not abutting a public right-of-way shall be a minimum of fifteen (15) feet in depth.

c. No encroachments are permitted in any setback except that any existing legal, nonconforming encroachment may be permitted to remain, subject to the provisions of CMC 9172.23.

2. Landscaping and Irrigation.

a. Landscaping and irrigation plans shall be prepared and signed by a licensed landscape architect and approved by the Community Development Director prior to occupancy.

b. All landscaped areas shall be well maintained at all times and permanently irrigated with an electronic timer preset for early morning hours.

c. All required yards adjacent to, or visible from, a public right-of-way shall be landscaped utilizing any combination of the following:



§ 9191.482 Project Grading.

Shall mean any excavation or fill, or combination thereof, necessary and incidental to building construction or other lawful development of the premises.

§ 9191.486 Property Line.

Shall mean the same as Lot Line.

§ 9191.490 Public Use.

Shall mean a use operated exclusively by a public body, said use having the purpose of serving the public health, safety or general welfare, and including uses such as public schools, parks, playgrounds, hospitals, administrative and service facilities.

§ 9191.492 Public Works Director.

See Director of Public Works.

§ 9191.494 Quasi-Public Use.

Shall mean a use operated by a private nonprofit educational, religious, recreational, charitable or medical institution, said use having the purpose primarily of serving the general public, and including uses such as churches, private schools, universities, private hospitals and youth centers.

§ 9191.506 Recreational Vehicle.

Shall mean a camp car, camper, motor home, travel trailer or similar vehicle, with or without motive power, but not a mobile home.

§ 9191.508 Recycling Facilities – Terms Defined.*

A. Collection Recycling Facility, Large. Shall mean a center, occupying an area greater than five hundred (500) square feet, for the acceptance of recyclable materials from the public by means of a bulk or single-feed reverse vending machine, a mobile recycling unit, a kiosk unit or a permanent building. A large collection recycling facility shall be the primary use on the site.

B. Collection Recycling Facility, Small. Shall mean a center, occupying an area less than five hundred (500) square feet, for the acceptance of recyclable materials from the public by means of a bulk or single-feed reverse vending machine, a mobile recycling unit, or a kiosk unit. A small collection recycling facility shall be incidental to an existing primary commercial use, and shall not

include any type of power-driven processing equipment other than that required to operate a reverse vending machine.

C. Convenience District. Shall mean an area within a one-half mile radius of a supermarket that is designated by the California Department of Conservation, Division of Recycling, as a “convenience zone.” “Convenience district” shall have the same meaning as “convenience zone” as said term is used in the California Beverage Container Recycling and Litter Reduction Act of 1986. At least one (1) certified recycling facility shall be permitted within a convenience district unless exempted by the California Department of Conservation.

D. Mobile Recycling Unit. Shall mean an automobile, truck, trailer or van, licensed by the Department of Motor Vehicles, which is used for the collection of recyclable materials. A mobile recycling unit also means the bins, boxes or containers transported by trucks, vans, or trailers, and used for the collection of recyclable materials. A mobile recycling unit shall not occupy an area of more than five hundred (500) square feet.

E. Processing Facility for Recyclables. Shall mean a building or enclosed space used for the collection and processing of recyclable materials. Processing means the preparation of material for efficient shipment, or to an end-user’s specifications, by such means as baling, briquetting, compacting, flattening, grinding, crushing, mechanical sorting, shredding, cleaning and remanufacturing.

F. Processing Facility for Recyclables, Heavy. Shall mean any processing facility for recyclables other than a light processing facility for recyclables.

G. Processing Facility for Recyclables, Light. Shall mean a processing facility for recyclables that occupies an area of under forty-five thousand (45,000) square feet of gross collection, processing and storage area and has up to an average of two (2) outbound truck shipments per day. Light processing facilities for recyclables are limited to baling, briquetting, crushing, compacting, grinding, shredding and sorting of source-separated recyclable materials and repairing of reusable materials. A light processing facility for recyclables shall not shred, compact or bale ferrous metals other than food and beverage containers.



H. **Recyclable Materials.** Shall mean reusable material including, but not limited to, metals, glass, plastic and paper, which is intended for reuse, remanufacture, or reconstitution for the purpose of using the altered form. Recyclable material does not include refuse, hazardous materials or waste. Recyclable material may include used motor oil collected and transported in accordance with Sections 25250.11 and 25143.2(b)(4) of the California Health and Safety Code.

I. **Recycling Areas (Areas for Recycling).** Shall mean any space allocated for collecting and loading of recyclable materials. Such areas shall have the ability to accommodate receptacles for recyclable materials. Recycling areas shall be accessible and convenient for those who deposit as well as those who collect and load any recyclable materials placed therein.

J. **Recycling Facility.** Shall mean a center for the collection or processing of recyclable materials. Recycling facilities include small collection recycling facilities, large collection recycling facilities, light processing facilities for recyclables and heavy processing facilities for recyclables. A recycling facility does not include storage containers or processing activity located on the premises of a residential, commercial, or manufacturing use and is used solely for the recycling of material generated by that residential property, business or manufacturer.

K. **Recycling Facility, Certified.** Shall mean a recycling facility certified by the California Department of Conservation as meeting the requirements of the California Beverage Container Recycling and Litter Reduction Act of 1986.

L. **Reverse Vending Machine, Bulk.** Shall mean a reverse vending machine which is designed to accept more than one (1) empty recyclable beverage container at a time and will pay by weight rather than by individual container.

M. **Reverse Vending Machine, Single-Feed.** Shall mean an automated mechanical device, similar in size and appearance to a soda vending machine, which accepts empty recyclable beverage containers one (1) at a time and issues to the consumer, based upon the number of containers deposited, a cash refund or a redeemable credit slip with a value not less than the container's redemption value as determined by the State. (Ord. 87-819, § 10; Ord. 93-1002, § 7)

* Editor's Note: See the Beverage Container Recycling and Litter Reduction Act passed in 1986 for provisions regarding compliance and penalties.

Religious Worship, Place of. See Church.

Repairs and Services, Major Automobile. See CMC 9138.11(A)(5).

Repairs and Services, Minor Automobile. See CMC 9138.11(A)(4).

§ 9191.510 Residence or Residential.

Shall mean a dwelling, group quarters, mobile home or other permanent living accommodations, or features pertaining thereto.

§ 9191.514 Retail.

Shall mean the purchase, sale, distribution, delivery or other transaction involving the handling or disposition of any article, substance, commodity or service, for profit or livelihood, direct to the ultimate consumer.

Retail Petroleum Outlet. See CMC 9138.11(A)(2).

Retail Petroleum Outlet, Miscellaneous. See CMC 9138.14(A)(1).

§ 9191.518 Retirement Home.

Shall mean a facility which offers or provides lodging, with or without meals, primarily for aged persons, but does not include any facility defined as a Community Care Facility.

§ 9191.522 Rooming House.

Shall mean either: A dwelling or portion thereof which is used to accommodate seven (7) or more roomers; or any other residential building containing rooming units, regardless of whether a common meal service is provided. Retirement homes, senior citizen homes and residential hotels are not included in this definition.

§ 9191.526 Rooming Unit.

Shall mean one (1) or more habitable rooms with separate entrances and used or intended to be used for living and/or sleeping purposes. The basic distinction between a rooming house and a dwelling unit shall be that a rooming unit shall not have a kitchen or kitchenette. For the purpose of this definition, a sleeping room in a transient hotel, motel





11900 South Cottage Grove Avenue
Chicago, Illinois 60628
Telephone: (773) 660-2060
Facsimile: (773) 660-2064
www.keywell.com

**KEYWELL LLC
PROPOSED 2250 DOMINGUEZ STREET OPERATION**

Company Overview

Keywell LLC is an American-owned industry leader in the processing and distribution of high temperature, aerospace, tool steel, high speed and stainless steel scrap.

Samuel G. and Barney L. Keywell founded Keywell in 1924 and began operations with one facility in Detroit, Michigan, supplying carbon steel scrap to nearby mills. With the boom of the stainless steel industry in the United States following World War II, the Company entered the stainless steel recycling business thereby transforming itself into a more specialized metals recycling Company.

Today, Keywell has fourteen domestic locations and over 315 dedicated employees working together to build on its leadership position in the high temperature alloy and stainless steel processing and distribution industry.

Proposed Facility Development

Keywell plans to develop this site 2250 East Dominguez Street in Carson. The exterior of the property will be enhanced and beautified. The company will upgrade facility landscaping between Dominguez Street and the property's buildings with the addition of native and drought resistant trees, shrubs and vegetation. The exterior of all buildings will be upgraded and an 8' high, solid decorative wall and gate will be installed along the entrance boundary to screen all facility operations from view. Inside, the facility will be fully-paved with all storm water directed through a state of the art filtering system that will remove sediments and any trace oil from vehicles. A new building near the gate entrance will house operations offices and employee facilities. Awnings will be installed behind the warehouse and at the rear of the property for inventory storage only. Within three to five years, a baler will be added at the rear of the facility. The distance from the sidewalk and street, the buildings and wall, and the engineering of the facility will ensure that noise level limits will not be exceeded.



The facility will employ approximately 20 to 25 full-time employees to start; employment levels are expected to increase as volumes rise and business dictates.

Scrap metal will be transported to and from the facility throughout the week in rail cars, dump trailers, closed vans or shipping containers. At first, we expect there will on average ten trucks, entering and/or leaving the facility daily and one rail car per week. Our goal is to build our business up to fifteen trucks per day, and five rail cars per week. All deliveries are scheduled so there will be no parked or standing trucks in the street.

Our constant goal is to turn the inventory as quickly as possible, thus accumulation piles are kept to minimum size and maintained in neat and segregated fashion in the facility. We do not speculate on the commodity markets – our business is moving scrap metal safely, efficiently, and quickly.

Operations

Keywell purchases scrap metal from other scrap processing companies, industrial accounts and government agencies. The Company does not buy directly from the public “over-the-scale” or handle cash transactions. All transactions are entered and stored on the Company’s main frame computer. All scrap metal is purchased pursuant to a Purchase Order (“P.O.”), and is received subject to the P.O., sorted and described on a Processing Report, which provides the basis for the settlement with the supplier. Copies of all purchase orders, processing reports, and vendor settlement reports are kept on file for a minimum of seven years from the date of the transaction.

Upon delivery, all vehicles are screened for radiation by permanent scale radiation detectors. We do not accept radioactive materials nor do we store any on site. We notify state radiation safety authorities if the detection alarms exceed actionable levels and act according to their direction to ensure that the materials are handled properly.

Once the truck has cleared the check-in procedure, all scrap metal is unloaded and sorted by employees subject to the terms and conditions of the P.O. and the Material Rejection and Usage Policy. Non-conforming materials are immediately rejected. The Company also participates in the Institute of Scrap Recycling (“ISRI”) stolen scrap notification program and promptly notifies police if any materials are on the notification lists. Our sorters are equipped with X-ray analyzers and other sophisticated analytical equipment for precise identification of the elemental composition of the scrap metal. No melting is conducted on site; instead the company sorts and segregates the scrap metal according to its elemental composition. We then prepare shipments from inventory reports according to strict specifications for mill customers and guarantees that the scrap metal blends will meet their melt requirements for alloy grade and quality. These reports are used by the operations crew to pick the listed weights of each segregated scrap grade and load the material for shipment and delivery.



All recyclable material processing operations shall be conducted, except for incidental storage, within an enclosed building or within an area enclosed by a decorative 8' wall along the sides and back of the property and a sliding security gate up front. Our security measures will be augmented by a video camera recorded monitoring system that will provide 24 hour surveillance. The facility will operate during normal business hours, 7 am to 7 pm, as required by our customers.

Keywell is committed to world-class quality, customer satisfaction and continuous improvement and all of its facilities have achieved the demanding ISO 9001 certification, which is the internationally recognized standard for quality management systems. To obtain this certification, a company must meet or exceed stringent quality assurance standards accepted worldwide, and then maintain and improve those standards through implementation of a documented quality system. Keywell's ISO-certified quality management system is a key element in its commitment to optimize its processes and operations company-wide, eliminate waste and reduce costly variation - all of which are critical to Keywell's leadership position in product quality and service. Keywell has also initiated a comprehensive "Six Sigma" quality control [IT IS NOT CLEAR WHAT THIS IS.] program to further improve its quality and operating efficiency.

Housekeeping and Waste Management

As in all Keywell facilities, daily housekeeping will be performed pursuant to checklists, and any trash will be picked up daily inside and around the exterior of the facility. We take pride in running the cleanest, most-organized processing facilities in the country.

The Company does not generate or handle hazardous waste and is a conditionally exempt small quantity generator under the Resource Recovery and Conservation Act ("RCRA"), as it does generate used oil from its fleet of equipment. The used oil is stored in closed drums that are stored on secondary containment trays located on diked concrete pavement under roof, and is picked up and disposed of by Safety Kleen or similar licensed used oil recycler a regular schedule.

Incidental solid waste (cardboard and wood) and office waste is collected daily, sorted to divert any recyclable materials, stored in segregated roll off containers and picked up by licensed waste transporters or recyclers on a regularly scheduled basis. Fluorescent lights, batteries, and waste paper generated by Keywell's operations are stored separately in closed containers on site and picked up by recyclers pursuant to contracts on a regular basis.

There are no odors emitted from routine operations of the facility. Regularly scheduled sweeping with onsite equipment keeps dust to the absolute minimum. Noise levels are below OSHA standards within the facility and will be below any levels required by local ordinance outside the facility.



Equipment

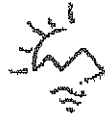
The Company anticipates that it will begin operations with two Liebherr hydraulic cranes, three lift trucks, one Bobcat-type skid steer, one large front-end loader, one Mack-type tractor, one boom lift, one Trackmobile rail car switch engine, and one or two container loader systems. A Harris hydraulic baler is expected to be installed within two years to compact scrap metal for ease of transportation and customer furnace density requirements.

We are excited to begin operations in the City of Carson, CA and look forward to becoming a supportive, involved and integral part of the community.





Matthew Rodriguez
Secretary for
Environmental Protection



Department of Toxic Substances Control

Deborah O. Raphael, Director
5796 Corporate Avenue
Cypress, California 90630



Edmund G. Brown Jr.
Governor

September 16, 2011

Michael A. Francis
Demetriou, Del Guercio, Springer & Francis LLP
801 South Grand Avenue, Suite 1000
Los Angeles, California 90017-4613

**SUBJECT: PHASE I AND PHASE II REPORTS REVIEW FOR THE PROPERTY
LOCATED AT 2250 EAST DOMINGUEZ, CARSON, CALIFORNIA 90810**

Dear Mr. Francis:

On August 10, 2011, the Department of Toxic Substances Control (DTSC) received the Phase 1 and Phase 11 documents you submitted via electronic mail for the above property. According to your e-mail, your client Keywell LLC is planning to develop a stainless steel scrap recycling and distribution facility at the above property. The planned facility will receive stainless steel and other select scrap metals, sort such materials, package and ship them off site for further processing and recycling. The documents were submitted to DTSC for review as a result of a request from the City of Carson to obtain a DTSC clearance letter prior to issuance of a conditional use permit for a scrap recycling facility at the property.

Based on DTSC review of the Phase 1 and Phase II documents and together with your September 2, 2011 e-mail containing response to DTSC comments, DTSC is providing clearance for the planned development of a scrap recycling and distribution facility at the property. However, a potential for vapor intrusion exists and cannot be ruled out based on existing information. The information on the 1996 Geomatrix investigation is useful however, the current extent of the soil gas impact is not defined, and a potential for vapor intrusion remains. Therefore, DTSC suggests conducting soil gas sampling for VOCs including methane in the buildings that will be occupied.

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EXHIBIT NO. 6 -

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Mr. Michael a. Francis
September 16, 2011
Page 2

If you have any questions or concerns regarding this letter, please contact me at
(714) 484 5436.

Sincerely,



Robert M. Senga
Section Chief
Brownfields and Environmental Restoration Program





Matthew Rodriguez
Secretary for
Environmental Protection



Department of Toxic Substances Control

Deborah O. Raphael, Director
5796 Corporate Avenue
Cypress, California 90630



Edmund G. Brown Jr.
Governor

September 13, 2011

Mr. Zak Gonzalez II, Associate Planner
City of Carson Planning Department
701 E. Carson Street
Carson, California 90745

DRAFT MITIGATED NEGATIVE DECLARATION (ND) FOR KEYWELL RECYCLING & DISTRIBUTION FACILITY

Dear Mr. Gonzalez:

The Department of Toxic Substances Control (DTSC) has received your submitted document for the above-mentioned project. As stated in your document: "The proposed project consists of the development and operation of a large stainless steel and high temperature alloy recycling and distribution facility. The project site is comprised of 436,880 square feet of land area, with existing improvements consisting of an office building of approximately 12,000 square feet, and an industrial building of approximately 15,000 square feet. Proposed improvements will include: rail and truck scales and radiation detectors (to screen incoming loads for —orphan radioactive sources); construction of self-supported canopy structures; and storm water runoff control systems. Demolition of several existing small structures is also proposed. The facility will employ approximately 20 to 25 full-time employees; employment levels are expected to increase to as many as 75 full-time employees as volumes rise and business dictates. Stainless steel and high temperature alloy scrap will be transported to and from the facility throughout the week in rail cars, dump trailers, closed vans or shipping containers. Weights for all trucks will conform to California and U.S. Department of Transportation weight limits, and railroad cars will conform to Interstate Commerce Commission (ICC) weight limits. On average five to ten trucks per day and one to three rail cars per week will enter and/or leave the facility".

Based on the review of the submitted document DTSC has the following comments:

- 1) The document states that the ND would identify any known or potentially contaminated sites within the proposed project area.
- 2) The ND should identify the mechanism to initiate any required investigation and/or remediation for any site that may be contaminated, and the government

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agency to provide appropriate regulatory oversight. If hazardous materials or wastes were stored at the site, an environmental assessment should be conducted to determine if a release has occurred. If so, further studies should be carried out to delineate the nature and extent of the contamination, and the potential threat to public health and/or the environment should be evaluated. It may be necessary to determine if an expedited response action is required to reduce existing or potential threats to public health or the environment. If no immediate threat exists, the final remedy should be implemented in compliance with state laws, regulations and policies.

- 3) The project construction may require soil excavation and soil filling in certain areas. Appropriate sampling is required prior to disposal of the excavated soil. If the soil is contaminated, properly dispose of it rather than placing it in another location. Land Disposal Restrictions (LDRs) may be applicable to these soils. Also, if the project proposes to import soil to backfill the areas excavated, proper sampling should be conducted to make sure that the imported soil is free of contamination.
- 4) Human health and the environment of sensitive receptors should be protected during the construction or demolition activities. A study of the site overseen by the appropriate government agency might have to be conducted to determine if there are, have been, or will be, any releases of hazardous materials that may pose a risk to human health or the environment.
- 5) If during construction/demolition of the project, soil and/or groundwater contamination is suspected, construction/demolition in the area should cease and appropriate health and safety procedures should be implemented. If it is determined that contaminated soil and/or groundwater exist, the ND should identify how any required investigation and/or remediation will be conducted, and the appropriate government agency to provide regulatory oversight.
- 6) If weed abatement occurred, onsite soils may contain herbicide residue. If so, proper investigation and remedial actions, if necessary, should be conducted at the site prior to construction of the project.
- 7) If it is determined that hazardous wastes are, or will be, generated by the proposed operations, the wastes must be managed in accordance with the California Hazardous Waste Control Law (California Health and Safety Code, Division 20, Chapter 6.5) and the Hazardous Waste Control Regulations (California Code of Regulations, Title 22, Division 4.5). If it is determined that hazardous wastes will be generated, the facility should also obtain a United States Environmental Protection Agency Identification Number by contacting (800) 618-6942. Certain hazardous waste treatment processes or hazardous materials, handling, storage or uses may require authorization from the local



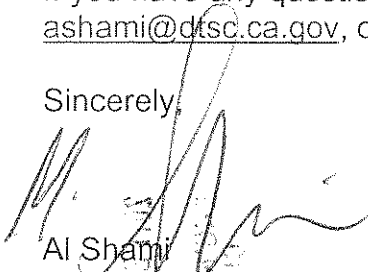
Mr. Zak Gonzalez
September 13, 2011
Page 3

Certified Unified Program Agency (CUPA). Information about the requirement for authorization can be obtained by contacting your local CUPA.

- 8) DTSC can provide guidance for cleanup oversight through an Environmental Oversight Agreement (EOA) for government agencies that are not responsible parties, or a Voluntary Cleanup Agreement (VCA) for private parties. For additional information on the EOA or VCA, please see www.dtsc.ca.gov/SiteCleanup/Brownfields, or contact Ms. Maryam Tasnif-Abbasi, DTSC's Voluntary Cleanup Coordinator, at (714) 484-5489.

If you have any questions regarding this letter, please contact me at ashami@dtsc.ca.gov, or by phone at (714) 484-5472.

Sincerely,



Al Shami
Project Manager
Brownfields and Environmental Restoration Program

cc: Governor's Office of Planning and Research
State Clearinghouse
P.O. Box 3044
Sacramento, California 95812-3044
state.clearinghouse@opr.ca.gov

CEQA Tracking Center
Department of Toxic Substances Control
Office of Environmental Planning and Analysis
P.O. Box 806
Sacramento, California 95812
nritter@dtsc.ca.gov

CEQA # 3310

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South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov

RECEIVED

2011 SEP 19 AM 9:01

E-Mailed: September 13, 2011
zgonzale@carson.ca.us

September 13, 2011
ENGINEERING SERVICES
CITY OF CARSON

Mr. Zak Gonzalez
City of Carson
701 E. Carson St.
P.O. Box 6234
Carson, CA 90749

Review of the Negative Declaration (ND) for the Proposed Conditional Use Permit (CUP) No. 875-11

The South Coast Air Quality Management District (AQMD) appreciates the opportunity to comment on the above-mentioned document. The following comments are meant as guidance for the lead agency and should be incorporated into the final environmental document as appropriate.

The AQMD staff recommends that the proposed project include enforceable conditions to ensure regional air quality impacts from the project's operational activities remain insignificant. Specifically, the air quality analysis provided in the ND assumes a NO_x emissions factor of 8.82 grams per brake horsepower-hour (g/bhp-hr) for rail emissions associated with the proposed project. This assumes that the locomotives meet Environmental Protection Agency's (EPA's) Tier-2 NO_x emissions standard. Therefore, the AQMD staff recommends that the lead agency include a condition in the CUP to properly reflect the EPA's Tier-2 NO_x emissions standard for switch cycle locomotives of 8.1g/bhp-hr¹ or 8.82 g/bhp-hr based on the project's air quality analysis. If the lead agency decides not to include this condition then the air quality analysis should be revised to reflect the EPA's projected 2012 in use emissions factor for locomotives of 12.5 g/bhp-hr.²

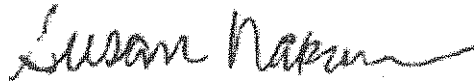
¹ EPA's Tier-2 NO_x Emissions Factor for Line Haul Trains, CFR Title 40 Section 92.8. Accessed at: <http://www.gpo.gov/fdsys/pkg/CFR-2010-title40-vol20/pdf/CFR-2010-title40-vol20-part92.pdf>

² EPA's In-Use Emissions Factors for Locomotives. Available at: <http://www.epa.gov/nonroad/locomotv/420f09025.pdf>

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Pursuant to Public Resources Code Section 21092.5, AQMD staff requests that the lead agency provide the AQMD with written responses to all comments contained herein prior to the adoption of the ND. Further, staff is available to work with the lead agency to address these issues and any other questions that may arise. Please contact Dan Garcia, Air Quality Specialist CEQA Section, at (909) 396-3304, if you have any questions regarding the enclosed comments.

Sincerely,



Susan Nakamura
Planning and Rules Manager
Planning, Rule Development & Area Sources

Attachment
SN:DG

LAC110818-04
Control Number





County of Los Angeles
Sheriff's Department Headquarters

*4700 Ramona Boulevard
Monterey Park, California 91754-2169*



Erroy D. Baca, Sheriff

September 15, 2011

Zak Gonzalez II, Associate Planner
Economic Development Department
Planning Division
City of Carson
701 East Carson Street
Carson, California 90749

Dear Mr. Gonzalez:

**REVIEW COMMENTS
INITIAL STUDY AND NEGATIVE DECLARATION
KEYWELL LLC RECYCLING AND DISTRIBUTION FACILITY
(CONDITIONAL USE PERMIT NO. 875-11; LASD/FPB PROJECT NO. E11-037)**

The Los Angeles County Sheriff's Department (Department) submits the following review comments on the Initial Study (IS) and Negative Declaration (ND) for the Keywell LLC Recycling and Distribution Facility (Project). The proposed Project is located at 2250 East Dominguez Street in the City of Carson (City). Stainless steel and high temperature alloy scrap will be transported to and from the facility in rail cars, dump trailers, closed vans, or shipping containers. On average, twelve (12) to eighteen (18) trucks per day, and one (1) rail car per week, will enter and/or leave the facility.

The proposed Project was reviewed by the Department's Carson Station Staff (see attached correspondence, dated September 12, 2011, from Acting Captain Eddie Rivero).

In summary, the proposed Project, as it is described in the IS/ND, is not expected to negatively impact law enforcement services in the Department's patrol area. However, as a deterrent to potential criminal and nuisance activities at the Project site, and to aid in the investigation of crimes that may occur there, the Department recommends the incorporation of a video surveillance system as part of the Project.

The Department has no further comments to submit at this time. However, the Department reserves the right to further address this matter in subsequent reviews of the proposed Project.

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Mr. Gonzalez

-2-

September 15, 2011

Thank you for including the Department in the environmental review process for the proposed Project. Should you have any questions of the Department regarding this matter, please contact Lester Miyoshi, of my staff, at (626) 300-3012 and refer to Facilities Planning Bureau Tracking No. E11-037. You may also contact Mr. Miyoshi, via e-mail, at Lhmiyosh@lasd.org.

Sincerely,

LEROY D. BACA, SHERIFF

A handwritten signature in cursive script, appearing to read "Gary T. K. Tse".

Gary T. K. Tse, Director
Facilities Planning Bureau

34



Leroy D. Baca, Sheriff

County of Los Angeles
Sheriff's Department Headquarters

4700 Ramona Boulevard
Monterey Park, California 91754-2169
(310) 830-1123



September 14, 2011

Gary T. K. Tse, Director
Facilities Planning Bureau
1000 South Fremont Avenue
Building A-9 East, 5th Floor North
Alhambra, California 91803

Dear Mr. Tse:

CONDITIONAL USE PERMIT NUMBER 875-11
2250 East Dominguez Street, Carson

I have reviewed the application for a metal recycling and distribution center at the above location. The property is located in an industrial area with no residences within approximately one-half mile of the address. There is currently a high volume of truck traffic on Wilmington Avenue, Del Amo Boulevard, and Carson Street. The additional 12-18 trucks mentioned would have minimal impact on the surrounding area.

Upon consideration of this proposed permit, we would make the recommendation of the installation and maintenance of a recorded video system with 24-hour monitoring. With the rise in the theft of metals, this would serve as a deterrent to criminal and nuisance activity. It will also aid in the investigation of any crimes committed on site.

We do not currently anticipate a need for increased law enforcement or administrative staffing; however, we reserve the right to revisit this issue in the future.

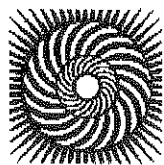
Thank you for the opportunity to provide input, and please do not hesitate to contact me or a member of my staff at (310) 847-8383 if you need additional information.

Sincerely,

LEROY D. BACA, SHERIFF

Eddie Rivero, Acting Captain
Commander, Carson Station

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City of Carson Planning Commission
701 East Carson Street
Carson, CA 90745

September 22, 2011

Response to Agency Comments Received for the Keywell Recycling & Distribution Facility Negative Declaration

Dear Sirs:

The following agency comments were received during the comment period for the Keywell Recycling & Distribution Facility Negative Declaration ("Project"). This letter will provide Keywell's responses to each agency comment, and provide an explanation for each comment, and where, if necessary, additions were made to the Negative Declaration. In addition, copies of each letter are included in the appendices of the proposed Final Negative Declaration for the Project.

Letter 1: Los Angeles Sheriff's Department. Letter dated September 12, 2011

Comment 1: "Upon consideration of this proposed permit (CUP #875-11), we would make the recommendation of the installation and maintenance of a recorded video system with 24-hour monitoring. With the rise in the theft of metals, this would serve as a deterrent to criminal and nuisance activity. It will also aid in the investigation of any crimes committed on site."

Response: Keywell is exploring the possibility of adding the surveillance system to the project description.

Letter 2: Department of Toxic Substances Control. Letter dated September 13, 2011

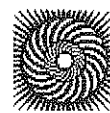
Comment 1: "The document states that the ND would identify any known or potentially contaminated sites within the proposed project area."

Response 1: Section VIII, Hazards and Hazardous Materials in the ND discusses the findings of both the Phase I and Phase II studies carried out by the applicant, including referring to the neighboring property (2226 East Dominguez Street) and historical zinc contamination within. The Phase II found no zinc contamination within the project area.

Comment 2: "The ND should identify the mechanism to initiate any required investigation and/or remediation for any site that may be contaminated, and the government agency to provide appropriate regulatory oversight. If hazardous materials or wastes were stored at the site, an environmental assessment should be conducted to determine if a release has occurred. If so, further studies should be carried out to delineate the nature and extent of the contamination, and the potential threat to public health and/or the environment should be evaluated. It may be necessary to determine if an expedited response action is required to reduce existing or potential threats to public health of the environment. If no immediate threat exists, the final remedy should be implemented in compliance with state laws, regulations, and policies."

Corporate Office – Orange County
16431 Scientific Way
Irvine, CA 92618-4355
Telephone: 949.788.4900
Facsimile: 949.788.4901
Website: www.ultrasystems.com





Response 2: Testing during the Phase II found no evidence of soil contamination on-site. As a result, the site has been determined to not be contaminated by hazardous materials from neighboring properties, or through historical uses.

Comment 3: "The project construction may require soil excavation and soil filling in certain areas. Appropriate sampling is required prior to disposal of the excavated soil. If the soil is contaminated, properly dispose of it rather than placing it in another location. Land Disposal Restrictions may be applicable to these soils. Also, if the project proposes to import soil to backfill the areas excavated, proper sampling should be conducted to make sure that the imported soil is free of contamination."

Response 3. Comment noted. Soil excavation is expected to be minimal, however, any soil will be removed off-site to a waste disposal facility licensed to accept potentially contaminated soil. Any imported backfill will be free of contamination.

Comment 4. "Human health and the environment of sensitive receptors should be protected during the construction or demolition activities. A study of the site overseen by the appropriate government agency might have to be conducted to determine if there are, have been, or will be any releases of hazardous materials that may pose a risk to human health or the environment."

Response 4. Comment noted. All safety precautions will be implemented by the contractor(s) responsible for demolition or construction activities.

Comment 5: "If during construction/demolition of the project, soil and/or groundwater contamination is suspected, construction/demolition in the area should cease and appropriate health and safety measures should be implemented. If it is determined that contaminated soil and/or groundwater exist, the ND should identify how any required investigation and/or remediation will be conducted, and the appropriate government agency to provide regulatory oversight."

Response 5: Comment noted. See response 3. Additionally, if excavation activities are necessary during construction, the nature of the construction precludes it from hitting groundwater. All appropriate health and safety precautions will be implemented by the construction/demolition contractor(s).

Comment 6: "If weed abatement occurred, onsite soils may contain herbicide residue. If so, proper investigation and remedial actions, if necessary, should be conducted on the site prior to construction of the project."

Response 6: Comment noted. The project site is almost entirely paved with concrete and/or asphalt. There is no historical evidence that weed abatement occurred on-site.

Comment 7: "If it is determined that hazardous wastes are, or will be, generated by the proposed operations, the wastes must be managed in accordance with the California Hazardous Waste Control Law (California Health and Safety Code, Division 20, Chapter 6.5) and the Hazardous Waste Control Regulations (California Code of Regulations, Title 22, Division 4.5). If it is determined that hazardous wastes will be generated, the facility should also obtain a United States Environmental Protection Agency Identification Number by contacting (800) 618-6942. Certain hazardous waste treatment processes or hazardous materials, handling, storage, or uses may require authorization from the local Certified Unified Program Agency (CUPA). Information about the requirement for authorization can be obtained by contacting your local CUPA."



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Response 7: Comment noted. The applicant is a fully licensed business currently operating in southern California. The applicant is relocating and expanding their current operations into the City of Carson.

Comment 8: "DTSC can provide guidance for cleanup oversight through an Environmental Oversight Agreement for government agencies that are not responsible parties, or a Voluntary Cleanup Agreement for private parties."

Response 8: Comment noted.

Letter 3: Department of Toxic Substances Control. Letter dated September 16, 2011.

Comment 1: "...a potential for vapor intrusion exists and cannot be ruled out based on existing information...a potential for vapor intrusion remains. Therefore DTSC suggests conducting soil gas sampling for VOC's including methane in the buildings that will be occupied."

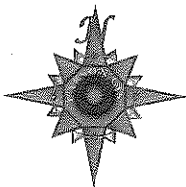
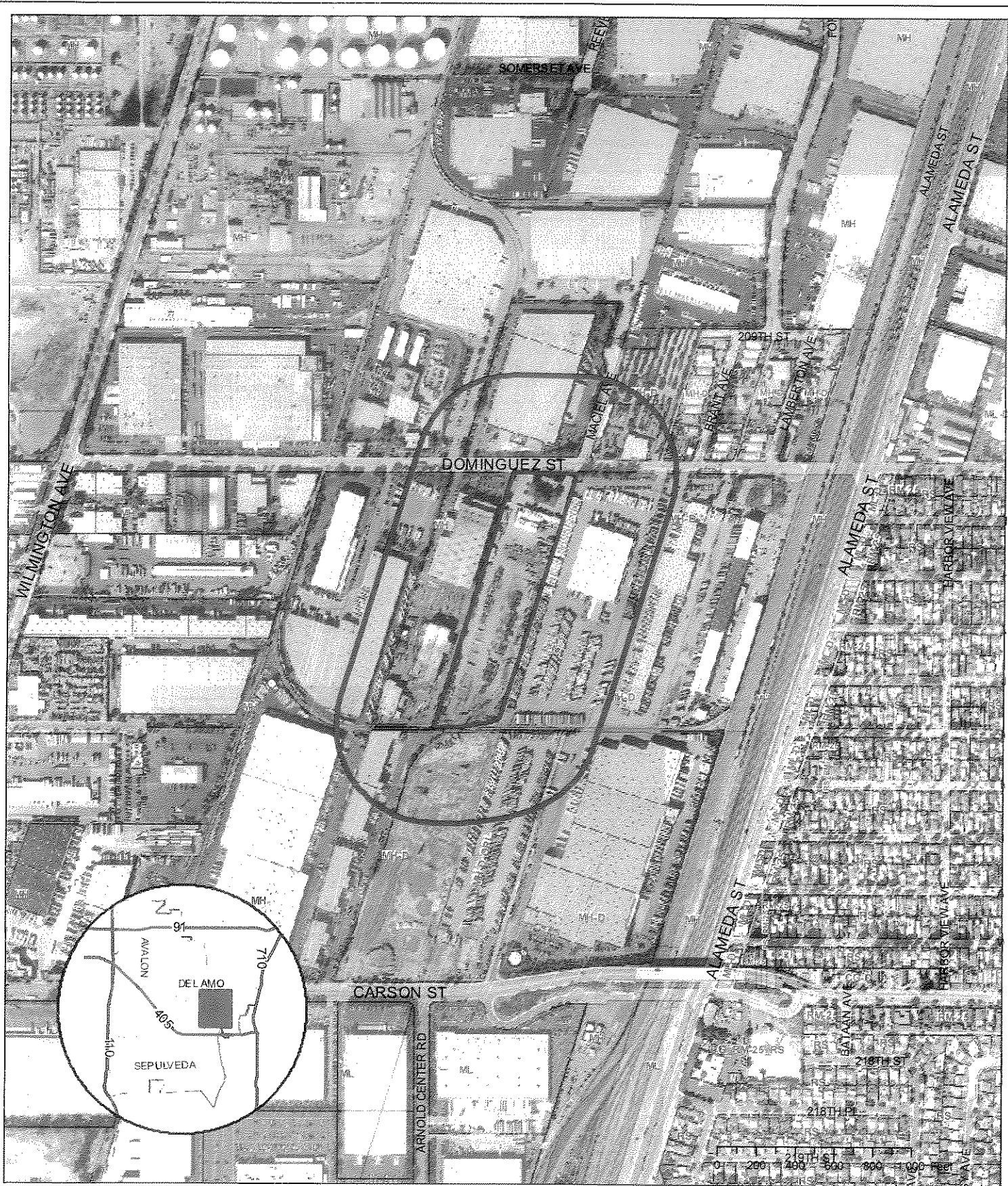
Response 1: Comment noted. It is undetermined at this time if soil gas sampling will occur.

If you have any questions concerning the responses contained herein, please contact myself at (949) 788-4900 or obarre@ultrasystems.com. I thank you for your time.

Sincerely,

Ole Barre
Senior Project Manager, UltraSystems Environmental





City of Carson
 500 Foot Radius Map
 2250 E Dominguez St

EXHIBIT NO. 7 -

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