PLANNING COMMISSION AGENDA REPORT

MEETING DATE: MAY 14, 2012 **ITEM NUMBER: VI. 1**

SUBJECT: **PLANNING APPLICATION PA-11-02 CONDITIONAL USE PERMIT FOR A BULK RECYCLING FACILITY AND INTERPRETIVE CENTER 2025 PLACENTIA AVENUE**

DATE: **MAY 7, 2012**

FROM: **PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT**

PRESENTATION BY: **MEL LEE, AICP, SENIOR PLANNER**

FOR FURTHER INFORMATION CONTACT: **MEL LEE, AICP (714) 754-5611**
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PROJECT DESCRIPTION

1. Conditional use permit to establish a bulk recycling and collection facility within a new 7,560 square-foot main building and a 1,820 square-foot detached storage building.
2. An interpretive center to provide education and information related to recycling as an ancillary use.
3. An administrative adjustment from rear building setback (32 feet required; 20 feet proposed) for a detached storage building.

APPLICANT

The applicant is Lisa Morehart, who is also the owner of the property.

RECOMMENDATIONS

Approve or deny by adoption of Planning Commission resolution.

PLANNING APPLICATION SUMMARY

Location: 2025 Placentia Avenue Application: PA-11-02

Request: Conditional use permit to establish a bulk recycling and collection facility within a new 7,560 square-foot main building and a 1,820 square-foot detached storage building, an interpretive center to provide education and information related to recycling as an ancillary use, and an administrative adjustment from rear setbacks (32 feet required; 20 feet proposed) for a detached storage building.

SUBJECT PROPERTY:

Zone: MG
General Plan: General Industrial
Lot Dimensions: 86 FT X 464 FT
Lot Area: 40,302 SF
Existing Development: Outdoor storage yard and one-story, 1,650 SF office building.

SURROUNDING PROPERTY:

North: MG, industrial uses
South: MG, industrial uses
East: Across Placentia Ave., MG, industrial uses
West: R1, single-family residences

DEVELOPMENT STANDARD COMPARISON

Development Standard	Required/Allowed	Proposed/Provided
Lot Size:		
Lot Width	120 FT	86 FT (1)
Lot Area	10,000 SF	40,302 SF
Floor Area Ratio (FAR)	NA (2)	.23
Building Height:	2 Stories/30 FT	1 Story/29 FT (Main Bldg.) 1 Story /16 FT (Storage Bldg.)
Setbacks (Buildings)		
Front (To Gazebo) Front (To Main Bldg.)	10 FT	10 FT 83 FT
Side (left/right)	0 FT/0 FT	17 FT/0 FT
Rear (To Storage Bldg.) Rear (To Main Bldg.)	32 FT 58 FT	20 FT (3) 273 FT
Parking:		
Standard	NA	21 Spaces
Handicap	NA	1 Space
TOTAL	NA	22 Spaces (4)
Min. Driveway Width:	25 FT	25 FT
Bike Racks	NA	2

NA = Not Applicable or No Requirement.
(1) The property is legal nonconforming.
(2) Not applicable due to nature of use (see staff report discussion).
(3) Administrative adjustment requested (see staff report discussion).
(4) See staff report discussion.

CEQA Status	Exempt, Class 32 (In-Fill Development)
Final Action	Planning Commission

BACKGROUND

Project Site/Environs

The site is located on the west side of Placentia Avenue, north of 20th Street. The property is zoned MG (General Industrial) and has a General Plan Designation of General Industrial. The site contains an outdoor storage yard that was approved under Minor Conditional Use Permits ZA-06-26 and ZA-08-22.

ANALYSIS

Proposed Use

Recycling and collection facility. The applicant is proposing to establish a bulk recycling and collection facility for the following materials:

- Polyvinyl Plastics, abbreviated on the submitted plans as PET;
- High Density Polyvinyl Plastics, abbreviated on the submitted plans as HDPE;
- Aluminum, abbreviated on the submitted plans as ALUM.
- Cardboard and other paper.

Although not specifically indicated in the application, it is also presumed that the facility will collect CRV (California Redemption Value) glass bottles and similar products.

The facility will be open to the public. Customers will enter the site via the existing driveway on the southerly side of the property and park within the proposed parking area at the rear of the building. The customers will enter the facility at the rear (westerly) entrance of the proposed main building. The customer's materials will be weighed, sorted and collected inside the building, wherein the customer will then exit the building from the rear parking area and out onto Placentia Avenue. The materials will be compacted, baled and prepared for shipping from the site. Trucks picking up the compacted materials will also access the site via the driveway to the rear of the main building. Cardboard materials will be weighed and taken in by fork lift to be compacted into bales and stored for pick up at the rear building.

Interpretive center. The applicant is also proposing an interpretive center within a garden area at the front of the main building, the purpose of which is to provide awareness and education of the importance of recycling and environmental sustainability. Gazebos constructed of recyclable materials will be provided in this area, as well as a sustainable garden and school bus parking area.

The proposed hours of operation for the entire facility is 9:00 a.m. to 5:00 p.m., Monday through Saturday (closed Sunday), which is less than the hours of operation recommended in the noise study/acoustical analysis prepared by Gordon Bricken & Associates dated February 2, 2012, and updated on March 27, 2012, which is discussed later in this report (Attachment 4).

Policy Issues

Justification for support of the proposed project could take into consideration "policy issues." Specifically, provided that the facility is operated in a manner that is compatible with the surrounding residential uses, the proposed recycling facility would promote the City's conservation goals. The Planning Commission may (or may not) give weight to the conservation benefits of the proposal.

The Conservation Element of the City's General Plan indicates that the City must continue to implement source reduction and recycling programs to reduce the production of solid waste. A Source Reduction and Recycling Element (SRRE) was adopted in 1992. Source reduction is any action that avoids the creation of waste by reducing waste at its source, including reducing packaging, reducing the use of non-recyclable materials.

In January 1992, Costa Mesa prepared and adopted a Source Reduction and Recycling Element (SRRE). The proposal would achieve the recycling and educational components of the SRRE:

- **Recycling** is any action that avoids the creation of waste through the reuse or reprocessing of material. Recycling requires active participation by the community and can take any number of forms. Recycling can be stimulated at all levels of government and the private sector through education, regulation and legislation. The three areas recycling focuses on within Costa Mesa are 1) single-family residential; 2) multi-family residential, commercial, industrial and institutional uses and; 3) buy-back and drop-off recycling programs.

- **Education and public awareness** in the area of recycling is important to increase the amount of refuse diverted from the waste stream.

Community Outreach

On April 4, 2012, the applicant mailed notices to the surrounding property owners of the proposed project. According to the applicant, a meeting with the surrounding neighbors was held on April 16, 2012.

Merits of the Proposal

- *The project, as designed and conditioned, will be compatible with the surrounding industrial uses and the residential uses at the rear of the property.* As noted earlier, a noise study/acoustical analysis was prepared by Gordon Bricken & Associates for this project. The purpose of the analysis was to evaluate the potential noise impacts to the surrounding properties, with emphasis on the residential properties to the rear, and identify specific ways to mitigate those impacts. The following requirements per the noise study/acoustical analysis have been incorporated as conditions of approval (Condition No. 24):

1. The proposed hours of operation will not exceed 7:00 a.m. to 7:00 p.m., seven days a week (9:00 a.m. to 5:00 p.m., Monday through Saturday is proposed).
2. Post signs at the entrance and exit prohibiting loud talking, verbal signaling and horn blowing.
3. Prohibit outdoor loudspeakers.
4. Maintenance of vehicles shall not be permitted on the site.
5. A 15 foot wall as an extension of the rear wall of the existing storage building could be constructed, or an 8 foot high wall could be constructed along the westerly (rear) property line next to the residential properties along with a 10 foot high wall in line with the front wall of the rear storage building.
6. Absorption material shall be installed on the underside of the roof of the two buildings.
7. The rear wall of the storage building shall have a transmission loss of at least 30 decibels (dba).
8. Signs shall be posted limiting the speed on-site to no more than 15 miles per hour.

In addition to the above requirements, the rear of the property (adjacent to residential) is required to be densely planted in order to provide an additional buffer for the residential properties with minimum 24-inch box size trees (Condition no. 11).

Transportation Services has reviewed the project proposal for projections in vehicle trips, by reviewing operations at other recycling sites, including the Orange Coast College (OCC). Based on information provided by OCC Recycling Center, the total number of transactions is approximately 200 during average weekday and 250 during weekend. This does not include donations that do no generate a transaction number. Considering the donation vehicles, the number of vehicles to the OCC center is approximately 250 vehicles each way during weekdays and over 300 vehicles each way during weekends.

The proposed recycling center on Placentia Avenue is larger than the OCC center and therefore, is anticipated to attract more traffic. Staff estimates that during weekday, the number of vehicles projected to the proposed facility is approximately 300 in each direction or 600 vehicles daily. The projections for weekend are 750 vehicles. Placentia Avenue has four lanes in each direction with a two-way left-turn lane, and carries approximately 25,000 vehicles on a weekday. The projected increase in traffic with the recycling center will not result in any significant impacts, as the volumes are distributed over the planned hours of operations.

However, the projected volumes with the planned recycling center exceed the volumes that would be generated by allowed industrial land uses on site. The daily traffic projection with development of industrial uses is approximately 70 trips.

The applicant has engaged services of a traffic consultant (RK Engineering) to conduct additional surveys of OCC Recycling Center as well as a facility in Huntington Beach. The results of the study will be available for review at the meeting and will provide additional information with respect to projected operations during peak hours and parking requirements. The results of this study could be used to determine any

additional conditions that may be placed on the hours of operation for the proposed facility.

According to Code Enforcement, there have been no complaints related to the property since April 2010.

- *The facility will be required to comply with the provisions for bulk recycling centers as adopted by the Planning Commission for day-to-day operations, aesthetics/cleanliness, and water quality*.

Below are the major conditions of approval related to day-to-day operations:

- No customer activity involving the exchange/collection of recyclables shall occur outside the buildings (Condition no. 18).
- No compacting, flattening, grinding, crushing, and/or glass breaking activities shall occur outside the buildings (Condition no. 19).
- The business operator shall adequately patrol the area over which he/she has control in an effort to prevent the loitering of persons about the premises during business hours (Condition no. 21).
- The business operator shall secure the premises with appropriate security lighting and employee scrutiny of adjacent areas under which he/she has control, to prevent trash, graffiti and littering (Condition no. 22).

Below are the major conditions of approval related to aesthetics, cleanliness, and water quality:

- Design the collection area to prevent runoff of spilled liquids. Avoid placing loading/unloading areas near storm drains or within 30 feet of a slope or surface drain leading off the property (Condition no. 25).
- Business operator shall clean loading, unloading and storage areas regularly to remove potential sources of pollutants. All cleaning water shall be captured and disposed into a sanitary sewer (Condition no. 26).
- New employees shall be trained on discharge prohibitions and wastewater discharge requirements prior to start of employment and annually thereafter. Written record of training must be available upon request (Condition no. 28).
- Regular sweeping of the work area shall be conducted to continuously remove solid trash and debris from the transferring, collection and weighing area. No caps, labels, bottles, tabs, containers, bags, boxes or other general trash and debris shall be allowed in the area at the end of each operating day (Condition no. 31).
- The facility shall provide control, capture and discharge control through an effective combination of primary and secondary containment methods. Containment methods can include berms, trench drains, sewer connections and secondary containment devices. Site design integrating Low Impact Development (LID) methods or structural Best Management Practices (BMPs) treating site design surface water flows may be considered in lieu of primary containment through the Water Quality Management Plan design process (Condition no. 33).

From a water quality perspective, the proposed design would be beneficial in that the collection area and processing of the materials are all being performed under cover. There would be minimal exposure of the materials to rain water. The project is also considered significant redevelopment under the existing NPDES permit and would trigger a priority project and be required to have treatment controls in place for all the surface water runoff. More controls would be able to be put into place as opposed to a neighborhood collection center being put on an already existing site.

Administrative adjustment for building setbacks

- *The findings for the administrative adjustment for building setback can be made.* Code Section 13-29(g)(1) requires the following findings for administrative adjustments:
    - Because of special circumstances applicable to the property, the strict application of development standards deprives such property of privileges enjoyed by others in the vicinity under identical zoning classifications.
    - The deviation granted shall be subject to such conditions as will assure that the deviation authorized shall not constitute a grant of special privileges inconsistent with the limitation upon other properties in the vicinity and zone in which the property is situated.
    - The granting of the deviation will not allow a use, density, or intensity which is not in accordance with the general plan designation and any applicable specific plan for the property.

  It is staff's opinion that the use of the property creates a special circumstance of which the strict application of development standards deprives the property of privileges enjoyed by other properties in the vicinity. Typically, industrial buildings are required to maintain a setback equal to twice the height of the building (in this case, 32 foot setback for a 16 foot high building required; 20 foot setback is proposed) to mitigate noise and visual impacts to abutting residential properties. However, because the proposed building will be required to provide sound buffering above and beyond that normally required for industrial buildings, noise impacts will be minimized. Also, as indicated earlier, the requirement for planting of landscape materials within the area between the residential properties and the proposed building will minimize the visual impact of the proposed building. Therefore, the variance will not constitute a grant of special privileges inconsistent with other properties in the vicinity and zone in which the property is situated and granting of the variance will not allow a use, density, or intensity which is not in accordance with the general plan designation for the property.

On-site parking spaces

- *Code does not specify a parking rate for recycling facilities, and industry standard rates vary greatly depending on the operations.* Per Code requirements for "industrial" facilities, 28 on-site parking spaces are required, 22 on-site parking spaces are proposed. The 28 space parking requirement is based on the ratio of 3

parking spaces for every 1,000 square feet of floor area for the proposed buildings. A parking deviation of 6 parking spaces would be required if this industrial rate were applied. At this time of publication of this report, a parking study by RK Engineering was pending. However, the customers who come to the site are there to drop off their materials for recycling, and leave the property once the transaction is completed. Vehicle queuing beyond the property boundaries is strictly prohibited. Therefore, the on-site parking shall limit the transactions that could occur. Staff has incorporated, as a condition of approval, that if parking problems arise, the operator shall institute whatever operational measures are necessary to minimize or eliminate the problem.

- *The facility will comply with State Assembly Bill AB 2020 (aka "The Bottle Bill") with regard to convenience zones*. A convenience zone is a half-mile radius circle with the center point originating at a supermarket. A convenience zone is required by law to have within the zone's boundaries a recycling center that redeems all CRV containers (i.e., a "served zone"). According Approval of the extension will allow the convenience zone to be continued to be served in accordance with The Bottle Bill.

  According to CalRecycle, the location of this prospective recycling center appears to fall within the convenience zones created by Smart and Final and El Metate Market (Attachment 6). Based on the description of the proposed use, CalRecycle is in support of the project.

- *The project will incorporate improvements along the front of both properties consisting of new landscaping and "green" building elements.* As indicated in the applicant's description letter, the buildings will consist of steel structures utilizing a combination of sustainable and recyclable materials such as corrugated metal panels, translucent panels to maximize daylight, and roof-mounted solar panels. The parking area will utilize permeable paving.

According the applicant, the project is expected to generate approximately 22 permanent jobs and approximately 40 construction jobs.

ENVIRONMENTAL DETERMINATION

If the project is approved, it would be exempt from the provisions of the California Environmental Quality Act under Section 15332 for In-Fill Development. If the request is denied, it is exempt from the provisions of the California Environmental Quality Act (CEQA) Section 15270(a) for projects which are disapproved.

GENERAL PLAN CONFORMITY

The project, with the recommended conditions of approval, will be compatible with surrounding properties as specified in Objective LU-1F.2 of the General Plan Land Use Element.

ALTERNATIVES

The Planning Commission has the following alternatives:

1. Approve the project, subject to the recommended conditions of approval.
2. Deny the project. If the project were denied, the applicant could not submit substantially the same type of application for six months.

CONCLUSION

If the Commission approves the project, compliance with the recommended conditions of approval will ensure that the operation of the facility will be compatible with surrounding properties.

MEL LEE, AICP
Senior Planner

CLAIRE FLYNN, AICP
Acting Asst. Development Services Director

Attachments:
1. Draft Planning Commission Resolutions
2. Location Map and Zoning Map
3. Applicant's Project Description
4. Noise Study
5. Plans
6. Correspondence

cc: Deputy CEO / Economic & Development Services Director
Deputy City Attorney
Public Services Director
City Engineer
Transportation Services Manager
Fire Protection Analyst
Staff (4)
File (2)

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ATTACHMENT 1

RESOLUTION NO. PC-12-____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-11-02 FOR A BULK RECYCLING FACILITY AND INTERPRETIVE CENTER

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by Lisa Morehart, authorized agent and owner of real property located at 2025 Placentia Avenue, requesting approval of the following:

- Conditional use permit to establish a bulk recycling and collection facility within a new 7,560 square-foot main building and a 1,820 square-foot detached storage building.
- An interpretive center to provide education and information related to recycling as an ancillary use.
- An administrative adjustment from rear building setback (32 feet required; 20 feet proposed) for a detached storage building.

WHEREAS, a duly noticed public hearing was held by the Planning Commission on April 9, 2012, and continued to April 23, 2012, and May 14, 2012 with all persons having the opportunity to speak for and against the proposed project.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit A, and subject to updated conditions of approval contained in Exhibit B, the Planning Commission hereby **APPROVES** PA-11-02 for the bulk recycling facility and interpretive center with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Planning Application PA-11-02 and upon applicant's compliance with each and all of the conditions contained in Exhibit B as well as with compliance of all applicable federal, state, and local laws. Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

PASSED AND ADOPTED this 14th day of May, 2012.

Colin McCarthy, Chair
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, Claire Flynn, secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on May 14, 2012, by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

_____

Secretary, Costa Mesa
Planning Commission

EXHIBIT A

FINDINGS

A. The proposed project complies with Costa Mesa Municipal Code Section 13-29(e) because:

1. The use, as conditioned, is compatible and harmonious with uses on surrounding properties.
2. Safety and compatibility of the design of the parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.
3. The use, as conditioned, is consistent with the General Plan.
4. The planning application is for a project-specific case and does not establish a precedent for future development.

B. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(2) because, to mitigate noise impacts to surrounding properties, all applicable sound attenuation measures identified in the noise study prepared by the applicant's consultant will be required to be complied with. The northerly (right side) and westerly (rear) exterior property lines are required to be constructed with solid masonry walls a minimum of 8 feet in height and the rear of the property (adjacent to residential) is required to be densely planted in order to provide an additional buffer for the residential properties with minimum 24-inch box size trees. Granting the conditional use permit will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood. Granting the conditional use permit will not allow a use, density or intensity which is not in accordance with the general plan designation and any applicable specific plan for the property.

C. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(1) because the use of the property creates a special circumstance of which the strict application of development standards deprives the property of privileges enjoyed by other properties in the vicinity. Typically, industrial buildings are required to maintain a setback equal to twice the height of the building to mitigate noise and visual impacts to abutting residential properties. However, because the proposed building will be required to provide sound buffering above and beyond that normally required for industrial buildings, noise impacts will be minimized. Also, as indicated earlier, the requirement for planting of landscape materials within the area between the residential properties and the proposed building will minimize the visual impact of the proposed building. Therefore, the variance will not constitute a grant of special privileges inconsistent with other properties in the vicinity and zone in which the property is situated and granting of the variance will not allow a use, density, or intensity which is not in accordance with the general plan designation for the property.

D. The project has been reviewed for compliance with the California Environmental

Quality Act (CEQA), the CEQA Guidelines; and the City environmental procedures, and has been found to be exempt from CEQA under Section 15332 for In-Fill Development Projects.

E. The project, as conditioned, is consistent with Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code in that the development project's traffic impacts will be mitigated by the payment of traffic impact fees.

EXHIBIT B

CONDITIONS OF APPROVAL

Plng. 1. The use shall be limited to the type of operation as described in the staff report and the applicant's description letter, i.e., a bulk recycling and collection center with an interpretive center to provide education and information related to recycling as an ancillary use. Any change in the operational characteristics including, but not limited to, the hours of operation and additional services provided, shall require review by the Planning Division and may require an amendment to the conditional use permit, subject to either Zoning Administrator or Planning Commission approval, depending on the nature of the proposed change. The applicant is reminded that Code allows the Planning Commission to modify or revoke any planning application based on findings related to public nuisance and/or noncompliance with conditions of approval [Title 13, Section 13-29(o)].

2. The project is subject to compliance with all applicable Federal, State, and local laws. A copy of the applicable Costa Mesa Municipal Code requirements has been forwarded to the applicant for reference.
3. The conditions of approval and ordinance or code provisions of Planning Application PA-11-02 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
4. A land use restriction shall be recorded prior to the issuance of building permits, to inform future property owners that at the time the recycling facility use is discontinued on the site, the building(s) shall be modified to comply with the maximum allowable Floor Area Ratio (FAR) and building setbacks per the industrial development standards prior to establishment of such industrial use(s) on the property. Applicant shall submit to the Planning Division a copy of the legal description for the property, and either a lot book report or current title report identifying the current legal property owner so that the document may be prepared.
5. A copy of the conditions of approval shall be kept on premises and presented to any authorized City official upon request. New business/property owners shall be notified of conditions of approval upon transfer of business or ownership of land.
6. Demolition permits for existing structure(s) shall be obtained and all work and inspections completed prior to final building inspections. Applicant is notified that written notice to the Air Quality Management District may be required ten (10) days prior to demolition.
7. No modification(s) of the approved building elevations including, but not limited to, changes that increase the building height, removal of building articulation, or a change of the finish material(s), shall be made during construction without prior Planning Division written approval. Failure to obtain prior Planning Division approval of the modification could result in the requirement of the applicant to (re)process the modification through a discretionary review process such as a minor design review or a variance, or in the requirement to modify the construction to reflect the approved plans.
8. It is recommended that the project incorporate green building design and construction techniques where feasible. The applicant may contact the Building

Safety Division at (714) 754-5273 for additional information.

9. All exterior lighting shall be shielded and/or directed away from residential areas.
10. The westerly (rear) exterior property lines shall be constructed with a solid masonry wall a minimum of 8 feet in height that conforms to the City's Walls Fences and Landscaping Standards per Code Section 13-75.
11. The rear of the property (adjacent to residential) shall be densely planted in order to provide an additional buffer for the residential properties with minimum 24-inch box size trees, subject to review and approval by the Planning Division.
12. Prior to issuance of building permits, the applicant shall obtain approval and record a lot line adjustment to relocate the southerly property line of Parcel 2 as shown on Parcel Map PM-80-381 to accommodate the proposed recycling building.
13. The subject property's ultimate finished grade level may not be filled/raised unless necessary to provide proper drainage, and in no case shall it be raised in excess of 36 inches above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable on-site stormwater flow to a public street, an alternative means of accommodating that drainage shall be approved by the City's Building Official prior to issuance of any grading or building permits. Such alternatives may include subsurface tie-in to public stormwater facilities, subsurface drainage collection systems and/or sumps with mechanical pump discharge in-lieu of gravity flow. If mechanical pump method is determined appropriate, said mechanical pump(s) shall be continuously maintained in working order. In any case, development of subject property shall preserve or improve the existing pattern of drainage on abutting properties.
14. The use shall be conducted, at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood. The operator shall institute whatever security and operational measures are necessary to comply with this requirement.
15. The facility shall be manned during business hours.
16. The hours of operation shall be limited to 8:00 a.m. to 5:00 p.m., seven days a week unless otherwise specified through Cal Recycle regulations. Changes to the hours of operation that extend the opening and closing times past the above hours shall be submitted to the Planning Commission for review.
17. The developer shall contact the Planning Division to arrange a Planning inspection of the facility prior to occupancy. This inspection is to confirm that the Planning Division conditions of approval and code requirements have been satisfied.
18. No customer activity involving the exchange/collection of recyclables shall occur outside the buildings.
19. No compacting, flattening, grinding, crushing, and/or glass breaking activities shall occur outside the buildings.
20. Permits shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance, subject to approval by the Planning Division. Painted signs shall be prohibited.
21. The business operator shall adequately patrol the area over which he/she has control in an effort to prevent the loitering of persons about the premises during business hours.
22. The business operator shall secure the premises with appropriate security

lighting and employee scrutiny of adjacent areas under which he/she has control, to prevent trash, graffiti and littering.

23. Structures shall be designed and equipped with sound attenuation measures as prescribed in the noise study/acoustical analysis prepared by the applicant dated February 2, 2012 (updated March 27, 2012) to minimize noise levels associated with its operations (i.e. sorting containers, loading/unloading recyclables, crushing glass, etc.) These measures may include interior/exterior noise baffling of containers, bins, vestibule, and recycling trailer. Copies of the noise study/acoustical analysis shall be submitted with the sets of plans submitted for building plan check. The person who prepared the noise study shall, under the direction of a person experienced in the field of acoustical engineering, perform an inspection of the project prior to or at the time of the framing inspection to certify that construction techniques comply with recommendations contained within the noise study/acoustical analysis. Upon completion of the subject structures, field tests may be required. Prior to commencement of the recycling and collection operations, the business operator shall submit documentation that the noise attenuation measures have achieved reductions in noise levels perceptible to the human ear compared to unattenuated conditions.
24. The following requirements per the noise study/acoustical analysis prepared by the applicant dated February 2, 2012, and updated on March 27, 2012 shall be complied with:
    a. Post signs at the entrance and exit prohibiting loud talking, verbal signaling and horn blowing.
    b. Prohibit outdoor loudspeakers.
    c. Maintenance of vehicles shall not be permitted on the site.
    d. A 15 foot wall as an extension of the rear wall of the existing storage building could be constructed, or an 8 foot high wall could be constructed along the westerly (rear) property line next to the residential properties along with a 10 foot high wall in line with the front wall of the rear storage building.
    e. Absorption material shall be installed on the underside of the roof of the two buildings.
    f. The rear wall of the storage building shall have a transmission loss of at least 30 decibels (dba).
    g. Signs shall be posted limiting the speed on-site to no more than 15 miles per hour.
25. Developer shall design the collection area to prevent runoff of spilled liquids. Avoid placing loading/unloading areas near storm drains or within 30 feet of a slope or surface drain leading off the property.
26. Business operator shall clean loading, unloading and storage areas regularly to remove potential sources of pollutants. All cleaning water shall be captured and disposed into a sanitary sewer.
27. Facility shall be designed so that there is no run-off from adjacent buildings, properties, downspouts or other drainage facilities.
28. New employees shall be trained on discharge prohibitions and wastewater discharge requirements prior to start of employment and annually thereafter. Written record of training must be available upon request.
29. Business operator shall provide facilities and padded containers to minimize

noise impacts.

30. Business operator shall regularly inspect equipment used on site to ensure there are no leaks from vehicles or compaction equipment. Any vehicles or equipment leaking fluids shall be repaired or removed from the location immediately upon noticing the leak.
31. Regular sweeping of the work area shall be conducted to continuously remove solid trash and debris from the transferring, collection and weighing area. No caps, labels, bottles, tabs, containers, bags, boxes or other general trash and debris shall be allowed in the area at the end of each operating day.
32. Outside storage of collected recyclable materials shall not be permitted overnight.
33. The facility shall provide control, capture and discharge control through an effective combination of primary and secondary containment methods. Containment methods can include berms, trench drains, sewer connections and secondary containment devices. Site design integrating Low Impact Development (LID) methods or structural Best Management Practices (BMPs) treating site design surface water flows may be considered in lieu of primary containment through the Water Quality Management Plan design process.

Eng. 34. During construction, maintain the public right-of-way in a "wet-down" condition to prevent excessive dust and promptly remove any spillage from the public right-of-way by sweeping or sprinkling.

35. The paving of the southerly driveway shall be repaired as required by the Public Services Department.

Fire 36. All buildings shall be equipped with a fire sprinkler system. The design shall be subject to approval by Fire Prevention.

RESOLUTION NO. PC-12__

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA DENYING PLANNING APPLICATION PA-11-02 FOR A BULK RECYCLING FACILITY AND INTERPRETIVE CENTER

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by Lisa Morehart, authorized agent and owner of real property located at 2025 Placentia Avenue, requesting approval of the following:

- Conditional use permit to establish a bulk recycling and collection facility within a new 7,560 square-foot main building and a 1,820 square-foot detached storage building.
- An interpretive center to provide education and information related to recycling as an ancillary use.
- An administrative adjustment from rear building setback (32 feet required; 20 feet proposed) for a detached storage building.

WHEREAS, a duly noticed public hearing was held by the Planning Commission on April 9, 2012, and continued to April 23, 2012, and May 14, 2012 with all persons having the opportunity to speak for and against the proposed project.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit A, and the Planning Commission hereby **DENIES** PA-11-02 for the bulk recycling facility and interpretive center with respect to the property described above.

PASSED AND ADOPTED this 14th day of May, 2012.

_____

Colin McCarthy, Chair
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, Claire Flynn, secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on May 14, 2012, by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

_____

Secretary, Costa Mesa
Planning Commission

EXHIBIT A

FINDINGS

A. The proposed project does not comply with Costa Mesa Municipal Code Section 13-29 (e) because:
   a. The proposed use is not compatible and harmonious with uses both on site and those on surrounding properties.
   b. The project is not consistent with the General Plan.

B. The information presented does not comply with Costa Mesa Municipal Code Section 13-29(g)(2) because:

   a. The proposed use is not substantially compatible with developments in the same general area and would be materially detrimental to other properties within the area.

   b. Granting the conditional use permit will be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.

   c. Granting the conditional use permit will allow a use, density or intensity which is not in accordance with the general plan designation for the property.

C. The information presented does not comply with Costa Mesa Municipal Code Section 13-29(g)(1) because:

   a. The strict application of development standards will not deprive such property of privileges enjoyed by others in the vicinity under identical zoning classifications.

   b. The deviation granted does constitute a grant of special privileges inconsistent with the limitation upon other properties in the vicinity and zone in which the property is situated.

   c. The granting of the deviation will allow a use, density, or intensity which is not in accordance with the general plan designation and any applicable specific plan for the property.

D. The Costa Mesa Planning Commission has denied PA-11-02. Pursuant to Public Resources Code Section 21080(b)(5) and CEQA Guidelines Section 15270(a), CEQA does not apply to this project because it has been rejected and will not be carried out.

City of Costa Mesa

CITY OF COSTA MESA - [Created: 3/27/2012 10:44:57 AM] [Scale: 139.74] [Page: 8.5 x 11 / Landscape]

Overview Map

Legend

- Hydrology Channels
- Street Names
- Parcel Lines
- Water Ways
- Ortho 2010 Level1
- Ortho 2008 Level1
- Ortho 2006 Level1
- Parcels
- ROW Polygons

Map Display

ATTACHMENT 2

23

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City of Costa Mesa

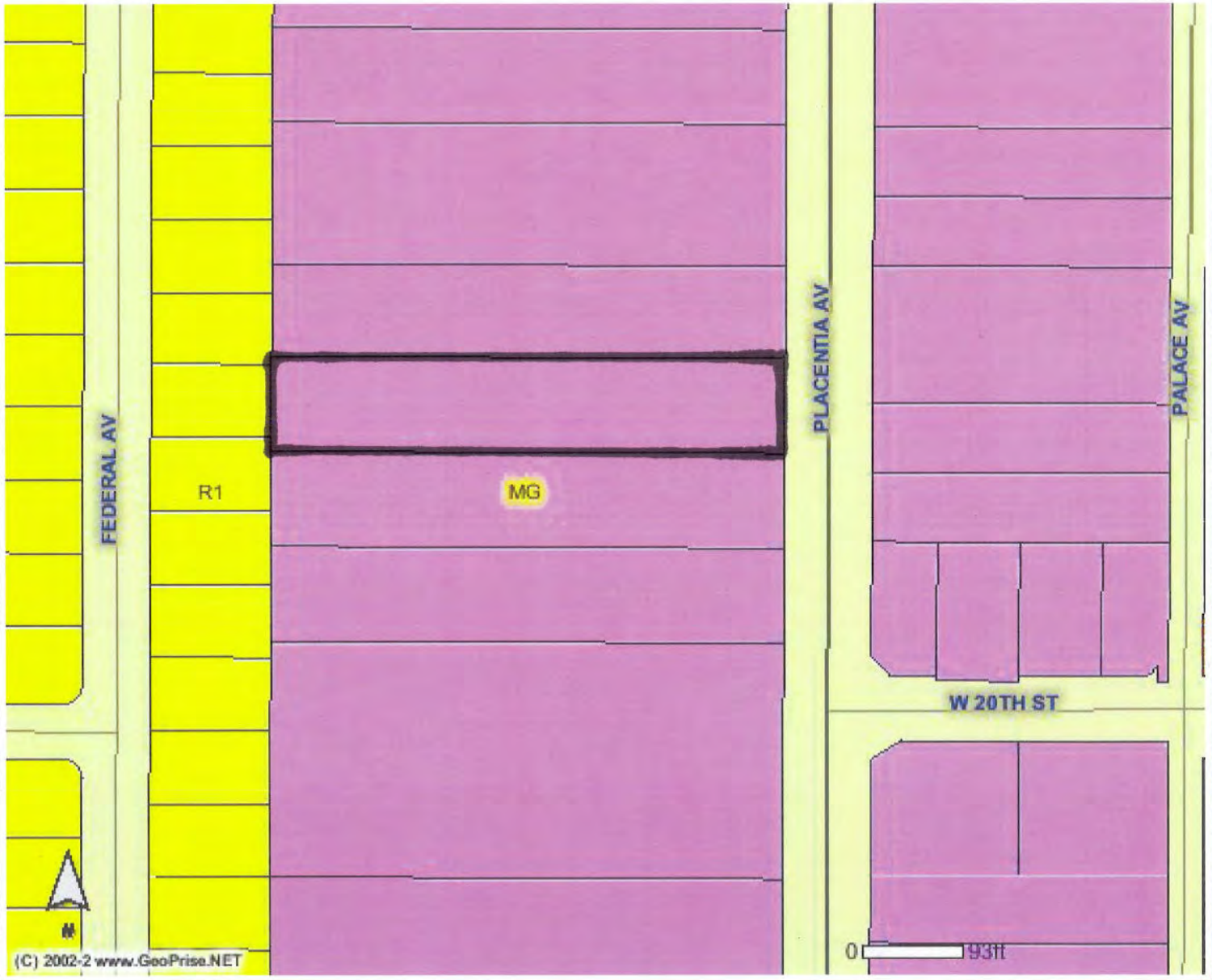
CITY OF COSTA MESA - [Created: 3/28/2012 9:18:25 AM] [Scale: 179.97] [Page: 8.5 x 11 / Landscape]

Overview Map

Legend

- Freeway
- Roads
- Collector
- Freeway
- Major
- Newport BLVD Primary
- SECONDARY
- Hydrology
- Channels
- Street Names
- Street Centerlines
- Parcel Lines
- Water Ways
- Zoning (cont)

Map Display



24

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ATTACHMENT 3

126 PROPERTIES, LLC

City of Costa Mesa
Planning Department
77 Fair Drive
Costa Mesa

March 28, 2012

Application for Conditional Use Permit
Applicant: 126 PROPERTIES, LLC
Address: 126 E. 16th Street, Costa Mesa, CA. 92627
Phone: (949) 289-6468
Property Address: 2025 Placentia Avenue, Costa Mesa, CA.

Proposed Use: Recycling Center with Interpretive Center - a recycling and collection facility for California Redemption Value material and an Interpretive Center comprised of a teaching amphitheater, a sculpture garden fashioned from recycled materials, educational and interactive monuments to promote awareness of and the importance of environmental sustainability and to foster civic engagement. Educational programs to involve, engage, and enlighten, exploring such problems as water pollution, single use plastics and paper, how human activity shows up in our rivers and oceans, water conservation, solar energy, composting, tracing the path of waste and sustainability in our city. The use of sustainable plant based proteins instead of petroleum based products. We can play a role in all aspects of our stewardship. We need to make the connection between nature and the things we use everyday.

The new recycling center will be a state of the art facility addressing and meeting all standards for noise reduction, odor control, aesthetics, traffic, hygiene, and water quality management. The operation will be a drive thru facility where all activities will occur in one transaction under roof. The main building will accommodate twenty-one vehicles including handicap parking. Bicycle parking is provided outside as well as parking for three vehicles and a school bus at the interpretive center. The covered parking and adequate stack space at the entrance will eliminate any concerns for vehicle congestion, spread of leaking contaminates and noise. The will be a separate dedicated pedestrian entrance to the property.

We propose to build a steel structure for the main recycling activity of approximately 16,000 square feet with a separate steel structure for paper and storage of approximately 2,000 square feet The buildings will be tasteful, artistic, architectural representations utilizing a combination of sustainable and recycled materials such as corrugated metal panels, corrugated translucent panels to maximize daylight, solar panels for energy efficiency, a parking garden using semi-pervious paving materials, water features including rain catchment, biofiltration swales, and a settling pond for grey water recycling, composting toilets, brise-soleil shutter system for natural ventilation and light control.

The applicant is a long standing member of the community and property owner who is concerned that the high quality standard of property development is maintained in the city. And in relation to that, the concerns of the adjoining property owners and neighbors will be taken into consideration as part of the application process.

We look forward to working closely with the Planning Department to achieve a successful project. We invite your ideas and comments and enthusiastically await your response.

Sincerely,

John Morehart

John M. Morehart
126 PROPERTIES LLC
126 E. 16th St. • Costa Mesa, Calif. 92627

April 4, 2012

Re: Interpretive Center and enclosed Recycling Facility at 2025 Placentia Ave.

Dear Neighbor:

You may have received a Public Hearing Notice regarding a new, enclosed, state-of-the-art neighborhood recycling facility that we have proposed for a one-acre site we have long owned.

In keeping with AB341, the Sustainability Interpretive Center will be a nonprofit organization exploring environmental stewardship, water conservation, green energy, tracing the path of waste and sustainability in our community and promoting civic engagement through exhibits and educational programs utilizing a sculpture garden of found and recycled arts, interactive monuments and an amphitheater. There will be corporate and nonprofit sponsored programs to involve, engage, and enlighten as to the role we play in our stewardship of the world around us.

The new recycling center will be unique as an indoor drive-thru facility that meets the STRICTEST standards for noise and odor control, aesthetics, hygiene, and water-quality management. Sustainable design principles will be incorporated into all aspects of the building and site design such as photo voltaic systems, natural ventilation, thermal mass flooring, passive down-draft cooling, rainwater collection, and onsite gray-water recycling to conserve water and prevent the release of pollutants into our oceans, green roofs and pavements.

The steel structure for the main recycling activity — featuring sustainable and recyclable materials — will be approximately 16,000 square feet (including parking), with a second 2,000 square-foot steel building for paper and storage. The main processing equipment will be located toward the front of property, **290 feet** from the closest homes, and 500 feet from most others. Immediate neighbors' homes will be separated by a 14-foot rear block wall of the storage structure and an eight-foot, sound-dampening block wall at the property line and a fully landscaped, eight-foot-deep green belt with mature trees.

Westside Costa Mesa residents and businesses have a desire for a clean, convenient and **enclosed, state-of-the-art** facility to bring their recyclables. There are currently 2,200 CRV recycle centers in the state but only two in the Costa Mesa/Newport Beach area. The law now requires cities to increase recycling to 70-percent of all landfill material by 2020 (currently 50-percent) and also requires beverage purveyors of CRV-eligible items to have access to a nearby center.

We warmly invite you to attend our Recycling Arts Workshop on Monday, April 16Th, 5:00- 7:00 p.m., at The Boathouse, 1640 Pomona Ave, Costa Mesa, where we will explain our project in more detail.

Should you have any questions or want more information beforehand, please contact our Community Planning Consultant, Phillip Schwartze, at (949) 300-8619 or via email at phillip@prsgrp.biz.

Respectfully,

John M. Morehart

ATTACHMENT 4

12/015

GORDON BRICKEN & ASSOCIATES

ACOUSTICAL and ENERGY ENGINEERS

February 2, 2012

A C O U S T I C A L A N A L Y S I S

C O S T A M E S A R E C Y C L E C E N T E R

C I T Y O F C O S T A M E S A

Prepared by:

Gordon Bricken
President

/mmb

Prepared for:

MR. BARRY WALKER
P. O. Box 11658
Newport Beach, California 92658

1621 East Seventeenth Street, Suite K Santa Ana, California 92705-8518
Phone (714) 835-0249 FAX (714) 835-1957

GORDON BRICKEN & ASSOCIATES
ACOUSTICAL and ENERGY ENGINEERS

S U M M A R Y

This report addresses the proposed recycling center. Measurements were conducted to determine the ambient noise levels and the project's noise levels.

The recycling center, as proposed, will comply with the City's sound limits with the following eight mitigation measures:

1. Limit the hours of operation from 7:00 A.M. to 7:00 P.M.

2. Post signs at the entrance and exit prohibiting loud talking, verbal signaling and horn blowing.

3. Prohibit outside loudspeakers.

4. Maintenance of vehicles will not be permitted on the site.

5. A 15 foot high wall will be constructed on the west property line on either side of the storage building.

6. Absorption material will be installed on the underside of the roof of the two buildings.

7. The rear wall of the storage building will have a transmission loss of at least 30 dBA.

8. Signs will be posted limiting the speed on-site to no more than 15 miles per hour.

1621 East Seventeenth Street, Suite K Santa Ana, California 92705-8518
Phone (714) 835-0249 FAX (714) 835-1957

GORDON BRICKEN & ASSOCIATES
ACOUSTICAL and ENERGY ENGINEERS

1.0 INTRODUCTION

This report addresses the noise impact of the proposed Recycle Center located at 2025 Placentia Avenue in the City of Costa Mesa. The site location map is shown on Exhibit 1 -- Site Location Map. The site map is shown on Exhibit 2. The building layout is shown on Exhibit 3. The site aerial is shown on Exhibit 4. The site is long and narrow. It is approximately 600 feet deep. The project will occupy all of the site extending from Placentia Avenue to the common property line with the house lots to the west.

2.0 DESCRIPTION OF THE AREA

The adjacent land uses are as follows:

South....Commercial

North....Commercial

East.....Placentia Avenue

West.....Single story, single family, detached residential homes.

The following photos describe the site:

Exhibit 5 -- The upper photo is looking toward the west from the approximate location of the west end of the project parcel along the access road, which is along the south side of the project site. The lower photo is the view looking east along that same access road.

Exhibit 6 -- The upper photo shows a building which is located on the westerly parcel that is to be removed as part of the project. This building is situated between the project site and the houses to the west. The lower photo shows the houses along Federal Avenue that back up to the project parcel.

1621 East Seventeenth Street, Suite K Santa Ana, California 92705-8518
Phone (714) 835-0249 FAX (714) 835-1957

3.0 PROJECT DESCRIPTION

The project consists of two buildings. The main building contains three pieces of equipment. One piece is for processing polyvinyl plastics (PET). Another piece is for processing high density polyvinyl plastics (HDPE) and the third piece is for processing aluminum (ALUM). A second building at the rear of the parcel is for processing cardboard.

The operation is as follows:

1. The public enters the site along the access road to the south side of the project site, turns onto the site, enters the west side of the main building, park and an employee will empty the contents into cans or wire baskets. The cans are weighted, the patron is paid and then exits out the west side of the project site onto the access road and returns to Placentia Avenue. The employees empty the cans into the equipment which processes the material.

2. Cardboard that is brought to the site does so along the access road on the site, enters the open area in front of the second building and dumps the material in a pile. A fork lift periodically transports the cardboard into the second building where it is processed and packed.

3. Periodically, trucks come to the project site with material. For non-cardboard material, they enter from the access road to the entrance on the Placentia Street side of the main building. They enter the main building, unload and proceed out the exit on the west side, then turn onto the access road and proceed to Placentia Avenue.

4. Trucks bearing cardboard come up the access road to the open area on the site, unload in the open area, make a U-Turn, exit to the access road and proceed to Placentia Avenue.

4.0 APPLICABLE NOISE STANDARDS

The City's Zoning Code specifies the limits given in Table 1 on the following page.

TABLE 1

CITY NOISE ORDINANCE RESIDENTIAL USES

ALLOWED CUMULATIVE MINUTES IN ANY HOUR	SYMBOL	ALLOWED LEVEL 7 A.M. - 11 P.M. OUTSIDE	7 A.M. - 11 P.M. INSIDE	11 P.M. - 7 A.M. OUTSIDE	11 P.M. - 7 A.M. INSIDE
30	L50	55	-	50	-
15	L25	60	-	55	-
5	L8	65	55	60	45
1	L2	70	60	65	50
0	Lmax	75	65	70	55

This Ordinance frequently is subject to misinterpretation. The interpretation of Table 1 is best presented by an example. From 7:00 A.M. to 11:00 P.M. in any hour, the exterior level of 55 dBA cannot be exceeded for a cumulative period of more than 30 minutes. However, the levels cannot exceed 60 dBA for more than 15 minutes in an hour, 65 dBA for more than five (5) minutes in an hour, 70 dBA for more than one (1) minute in an hour and 75 dBA at any time. Compliance with this Ordinance means that all conditions are fulfilled simultaneously. If any one condition is not fulfilled, then the source is not in compliance.

There are several adjustments allowed. If the ambient noise level without the source present exceeds the terms of Table 1, then the duration allowed to the source may be increased to equal the ambient. If the source consists of speech or music, the allowed levels are reduced 5 dBA. If the source has tonal components, the allowed levels are also reduced 5 dBA.

Several practical conditions affect how this Ordinance is applied. First, recycling centers routinely operate 60 minutes in an hour, so the lowest allowed level in the Ordinance usually becomes the design level. Secondly, the recycling center will operate from 7:00 A.M. to 9:00 P.M., so the daytime period is the applicable criteria. Thirdly, since the Ordinance is based on what happens each hour, the prospect of adjusting the allowed levels for the ambient is dependent on what happens in the lowest ambient hour for the expected operating period.

The Ordinance does not specify whether the windows of residential structures should be considered open or closed. In this study, the windows are considered open. This means that the interior levels will be ten (10) dBA less than the exterior levels.

5.0 AMBIENT SOUND MEASUREMENTS

Existing sound level measurements were conducted at a single location along the access road at the location opposite the rear line of the project site. The measurements were conducted using an Ono Sokki, Model LA1250, Type 2 Sound Level Meter and a Bruel and Kjaer, Model 2317, Portable Level Recorder. The measurement chart is shown on Exhibit 7. The levels are given in Table 2 in accordance with the terms of the Noise Ordinance. The same levels would occur at the back of the houses since there was no activity on the back parcel that was not part of the project site and is adjacent to the houses.

TABLE 2

MEASURED AMBIENT NOISE LEVELS

TERM	MEASURED	ALLOWED
L50	43.9	50
L25	46.9	55
L8	52.8	60
L2	55.9	65
Lmax	69.8	70

None of the measured levels exceeded the allowed limits. No adjustments to the allowed levels are required.

6.0 RECYCLE MEASUREMENTS

The client supplied the noise data as was acquired from the manufacturers. The equipment in the main building is reported to produce 90 dBA at five (5) feet. The cardboard equipment is reported to produce 70 dBA at five (5) feet. The equipment is assumed to operate continuously so the values will be taken to be the L50 values.

7.0 ANALYSIS OF THE PROJECT SITE IMPACT

7.1 EQUIPMENT

For the purpose of analysis, one general location was selected for assessment. That location is at the rear of the nearest house along Federal Avenue. The location is 156 feet from the exit side of the main building. It is nine feet ten inches (9'10") from the rear of the storage building. There is no opening on the residence side of the storage building.

The reference noise level inside the main building assuming all three pieces of equipment are operating at the same time will be the equivalent of 95 dBA at five feet (5'). The equipment is located on the east side of the main building at 200 feet from the open west end. The direct energy would be 63 dBA at the west exit opening. However, since the equipment is inside a building, reflected energy will also be present. Calculations indicate that the reflected energy will be 90 dBA. Thus, the combined direct and reflected energy will also be 90 dBA, which is both the Lmax and L50 values for the equipment.

The west opening of the main building is 156 feet from the west property line. Exhibit 8 shows a curve showing the rate of decay of sound from a open bay. The difference from the west property line to the open bay will be 35 dBA. Therefore, the level at the west property line without accounting for the storage building would be 55 dBA Lmax and L50 (90-35). The storage building would provide some added noise reduction in the area of the building. The calculations are contained in Appendix 1. For 15 foot high storage building, the reduction would be seven (7) dBA. The level at the west property line would be 48 dBA L50 Lmax and L50.

However, there are two open portions on either side of the storage building at which the value will be without the effect of the storage building.

7.2 CARS, TRUCKS AND FORKLIFT

Cars will enter and leave the west side about 100 feet from the west property line. Trucks exit 100 feet from the west property line. Trucks enter the site for the storage building and come as close as 40 feet to the west property line. They make a U-turn and exit about 100 feet from the west property line. The fork lift will come within 40 feet of the west property line.

There are two parameters of interest. They are the maximum noise level and the L50 noise level. One or the other will govern the impact of the cars, trucks and fork lift.

Cars moving into the recycle center are at a reference level of 80 dBA Maximum at three feet (3'). The L50 value is set by the number of cars entering and leaving the recycle building. There are 24 parking spaces inside the building. If it is assumed that the

turnover is every 15 minutes for arrival, parking unloading and payment there would be a maximum of 96 movements in and 96 movements out in an hour as the worst case. The noise calculations, contained in Appendix 2, indicate the level would be 44 dBA L50 and 50 dBA Lmax at the west property line. The cars are 100 feet from the west property line. The wall calculations contained in Appendix 1 indicate the building will produce 13 dBA of noise reduction. So the final value will be 37 dBA Lmax (50-13) and 31 dBA L50 (44-13).

Once the cars go into the recycle barn, there is yet another effect. There are 24 parking spaces inside the recycle building. The worst case at any one time is 24 cars, but there are 192 movements in and out assuming a 15 minute parking time. The combined cars produce 99 dBA Lmax at an equivalent three feet (3'). The nominal distance to the opening on the west end is 25 feet. The distance reduction is nine (9) dBA, so the direct level at the west end of the building is 89 dBA. There is the reflected level to consider. Calculations will be 91 dBA Lmax at the west end of the building. So the combination levels at the west end will be 95 dBA Lmax and L50. The opening is 156 feet from the west property line. The curve shown on Exhibit 8 indicates the noise reduction with distance is 35 dBA. The levels at the west property line will be 60 dBA Lmax (95-35) and 60 dBA (95-35) without the reduction of the storage building of seven (7) dBA, the levels will be 53 dBA Lmax (60-7) and 53 dBA L50 (60-7).

The trucks arrive and depart at random times which are set by the rate at which the recycling center requires a pickup. The trucks for the pickup on the recycle building will enter on the east side and exit on the west side. So, for those trucks, there is one trip that will affect the noise level at the west property line. The cardboard trucks enter off the alley, pickup and depart the same way, so there are two trips. Since the trips are random, it is assumed that the worst case is one truck per hour.

The trucks that enter on the east will have a reference value of two contributions. One is the level from inside the building, which includes the reflection contribution. The other is the level once outside the building when leaving the site. The reference values from the building at the west exit for a single truck will be that which occurs just before the truck exits the west side of the building. The reference value at 10 feet will be 98 dBA Lmax caused mainly by the air brake actuating and 62 dBA L50. The curve shown in Exhibit 8

predicts a 35 dBA reduction to the west property line and the barrier calculations in Appendix 1 predict a seven (7) dBA noise reduction. The totals at the west property line will be 56 dBA Lax (98-35=7) and 20 dBA L50 (62-35=7).

Once the truck leaves the west exit of the main building and assuming a 15 mile per hour speed, the levels will be set by the air brake actuating. The truck will be 130 feet from the west property line. Based on a reference level of 98 dBA at 10 feet, the level at 130 feet will be 75 dBA Lmax and 41 dBA L50. The calculations in Appendix 1 predict the storage building will produce eight (8) dBA noise reduction. Therefore, the final value at the west property line will be 67 dBA Lmax (75-8) and 33 dBA L50 (41-8).

Finally there is the truck movement at the storage building. Here again, the air brakes set the conditions. There will be one actuating on arrival and one on departure. The trucks are 40 feet from the west wall with an intervening storage building. The reference level, as before, will be 98 dBA Lmax at 10 feet. The L50 value will 65 dBA L50 at 10 feet for two trucks in an hour. The trucks are 40 feet from the west property line. The level without the noise reduction of the storage building will be 86 dBA Lmax and 50 dBA L50. The calculations in Appendix 1 indicate a noise reduction of 15 dBA for the building. The final results are 71 dBA Lmax (85-14) and 35 dBA L50 (50-15).

The fork lift moves around almost continuously. The reference level 78 dBA Lmax and 75 dBA L50 at 30 feet The unit will be a nominal 70 feet from the west property line. The levels at the west property line will be 71 dBA Lmax and 68 dBA L50. Calculations in Appendix 1 indicate the storage building will be 15 dBA. The final result will be 56 dBA Lmax (71-15) and 53 dBA L50 (68-15).

7.3 FROM INSIDE STORAGE BUILDING

There will be radiation through the back wall of the storage building. The building wall has a noise reduction of 17 dBA. The direct radiation at the wall will be 70 dBA for the single piece of equipment. The reflected value will be 75 dBA. The total will be 76 dBA at the inside of the rear wall. The value outside the rear wall will be 59 dBA which is both the Lmax and L50 level.

7.4 SUMMARY

Table 3 summarizes all the results of the cars, trucks and fork lifts. There are two conditions at the west property line. They are opposite the storage building and on either side of the storage building.

TABLE 3

SUMMARY OF NOISE LEVELS AT WEST PROPERTY LINE (1)

SOURCE	CONDITION	LMAX	L50
Equipment	Without Storage Building	55	56
	With Storage Building	48	48
Cars Outside	Without Storage Building	50	44
	With Storage Building	37	31
Cars Inside	Without Storage Building	60	60
	With Storage Building	53	53
Trucks Inside	Without Storage Building	63	27
	With Storage Building	56	20
Trucks Outside	Without Storage Building	75	41
	With Storage Building	69	33
Storage Trucks	Without Storage Building	86	50
	With Storage Building	71	35
Fork Lift	Without Storage Building	71	68
	With Storage Building	56	53
Storage	Without Storage Building	n/a	n/a
	With Storage Building	59	59
Totals	Without Storage Building	86	70
	With Storage Building	72	62

(1) a. The maximum value is set by the highest single event. The L50 value is set by the cumulative total of events.
b. Fork lift assumed to be diesel powered.
c. Main building assumed to have no absorption material.

8.0 MITIGATION

The comparison to the Daytime limits of the Noise Ordinance are given in Table 4.

TABLE 4

COMPARISON OF OPERATIONS TO NOISE ORDINANCE AT WEST PROPERTY LINE

LEVELS	CONDITION	VALUE	ORDINANCE	DIFFERENCE
LMAX	Without Storage Building	86	75	+ 11
	With Storage Building	71	75	- 4
L50	Without Storage Building	69	55	+ 14
	With Storage Building	61	55	+ 6

The Lmax value is over the allowed limit without the effect of the storage building by 11 dBA. This is mainly due to trucks at the storage building. The level, taking into account the storage building, is four (4) dBA under the allowed limit. The L50 value is the sum of all the operations. It is 14 dBA over the limit without the storage building effect and six (6) dBA when the storage building is taken into account. This is mainly the vehicles and equipment inside the main building, the fork lift and the radiation through the rear wall of the storage building.

If it assumed that the equipment, cars and truck levels cannot be reduced, the building mitigation of the main building will need to be some type of absorption panels. The square footage of the roof is 15,750 feet. The assumption is that this footage is covered by material with an NRC rating of 0.6. The basic calculation of the absorption is contained in Appendix 3. This material reduces the reflected sound in the building for a net overall reduction of six (6) dBA for the sources inside the building. The fork lift should be electric which reduces the levels 10 dBA. The same six dBA affects the radiation inside the storage building. In addition, the construction of the rear wall will be increased to a net reduction of at least 30 dBA for a net reduction in the two changes of 36 dBA. The results with the revisions are given in Table 5 on the following page.

TABLE 5

SUMMARY OF NOISE LEVELS AT WEST PROPERTY LINE WITH ABSORPTION MATERIAL ON MAIN AND STORAGE BUILDING ROOF UNDERSIDE AND ELECTRIC FORK LIFT(1)

SOURCE	CONDITION	LMAX	L50
Equipment	Without Storage Building	55	55
	With Storage Building	42	42
Cars Outside	Without Storage Building	64	60
	With Storage Building	57	53
Cars Inside	Without Storage Building	58	53
	With Storage Building	51	47
Trucks Inside	Without Storage Building	57	15
	With Storage Building	50	8
Trucks Outside	Without Storage Building	75	41
	With Storage Building	68	33
Storage Trucks	Without Storage Building	81	50
	With Storage Building	66	35
Fork Lift	Without Storage Building	61	58
	With Storage Building	46	43
Storage	Without Storage Building	n/a	n/a
	With Storage Building	23	23
Totals	Without Storage Building	81	63
	With Storage Building	68	55

(1) a. The maximum value is set by the highest single event. The L50 value is set by the cumulative total of events.
b. Fork lift assumed to be diesel powered.
c. Main building assumed to have absorption material rated NRC = 0.6

Table 4 now becomes Table 6 on the following page.

TABLE 6

COMPARISON OF OPERATIONS TO NOISE ORDINANCE AT WEST PROPERTY LINE

LEVELS	CONDITION	VALUE	ORDINANCE	DIFFERENCE
LMAX	Without Storage Building	81	75	+ 6
	With Storage Building	68	75	- 7
L50	Without Storage Building	63	55	+ 8
	With Storage Building	55	55	0

The Lmax value is over the allowed limit without the effect of the storage building by six (6) dBA. This mainly due to trucks at the storage building. The level taking into account the storage building is seven (7 dBA) under the allowed limit. The L50 value is the sum of all the operations. It is eight (8) dBA over the limit without the storage building effect and zero dBA when the storage building is taken into account. These values are mainly the vehicles and trucks at the storage building and the cars in the open area between the two buildings.

The results without the storage building which applies to the north and south side of the building can be corrected by raising a property line wall. The calculations in Appendix 1 indicate that a 15 foot wall will reduce the Lmax levels by eight (8) which is sufficient for compliance.

The proposed mitigation consists of eight elements, which are:

1. Limit hours of operation from 7:00 A.M. to 7:00 P.M.

2. Post signs at the entrance and exit prohibiting loud talking, verbal signaling and horn blowing.

3. Prohibit outside loudspeakers.

4. Maintenance of vehicles will not be permitted on the site.

5. A 15 foot high wall will be constructed on the west property line on either side of the storage building.

6. Absorption material, will be installed on the underside of the roof of the two buildings.

7. The rear wall of the storage building will have a transmission loss of at least 30 dBA.

8. Signs will be posted limiting the speed on-site to no more than 15 miles per hour.

EXHIBIT 1
SITE LOCATION MAP

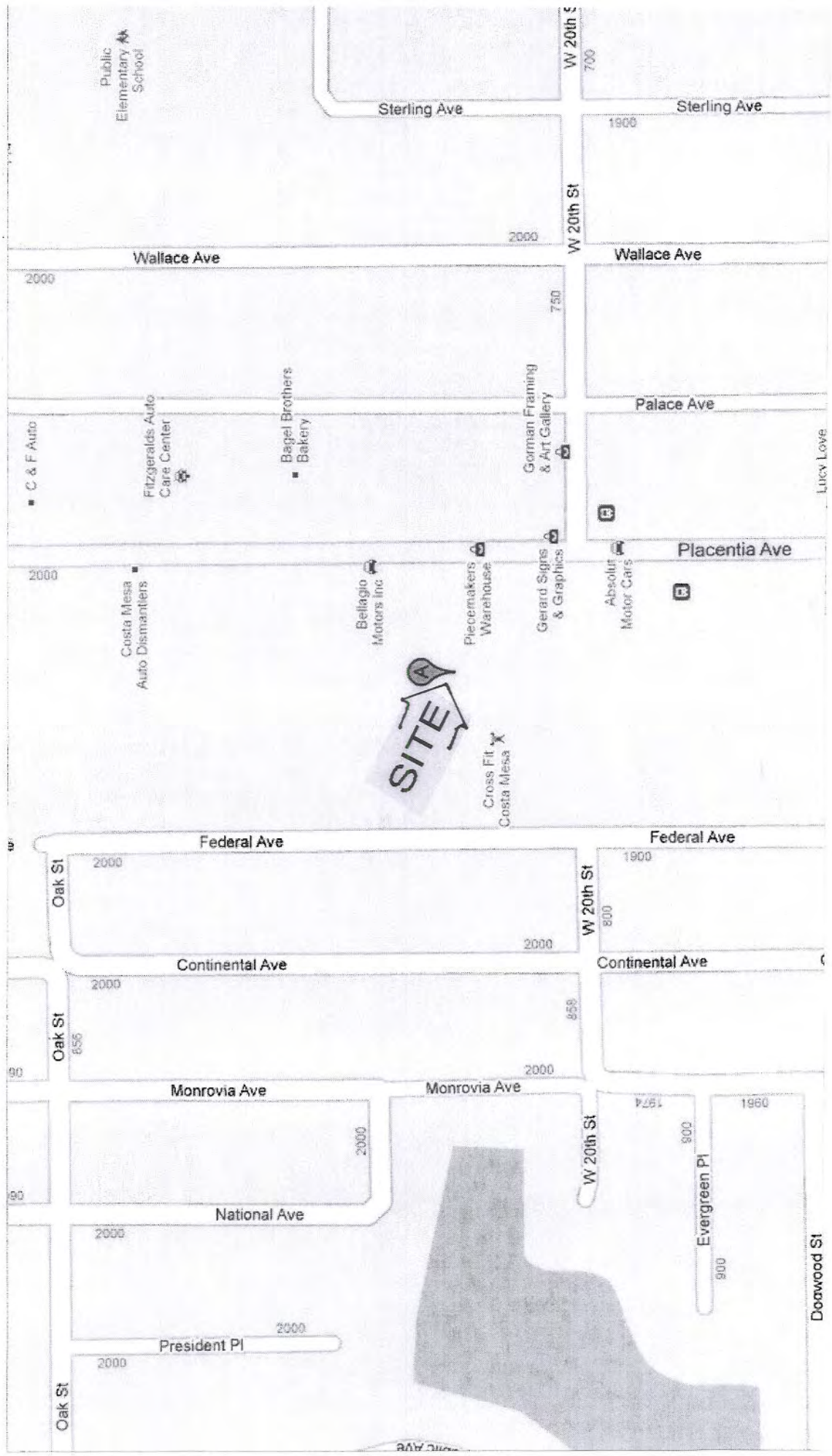
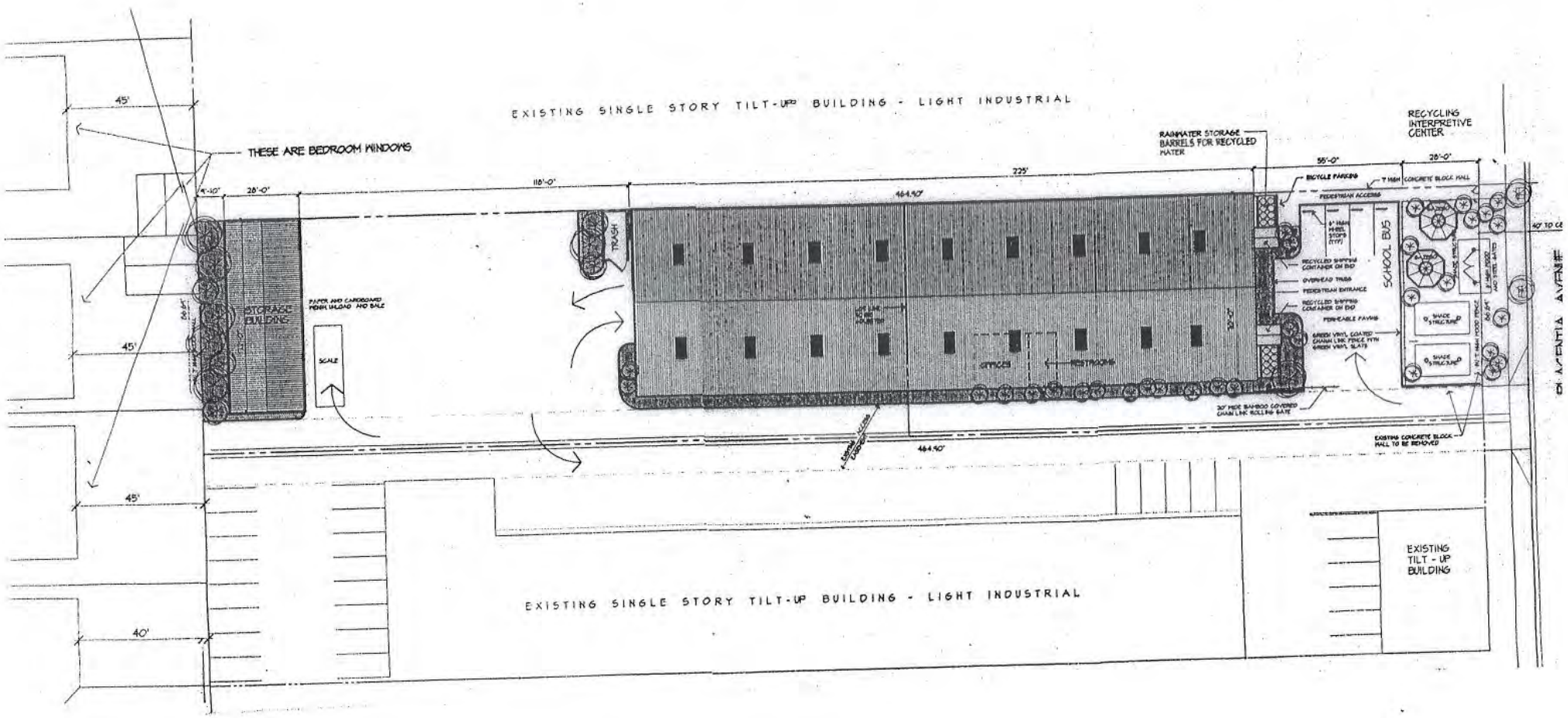
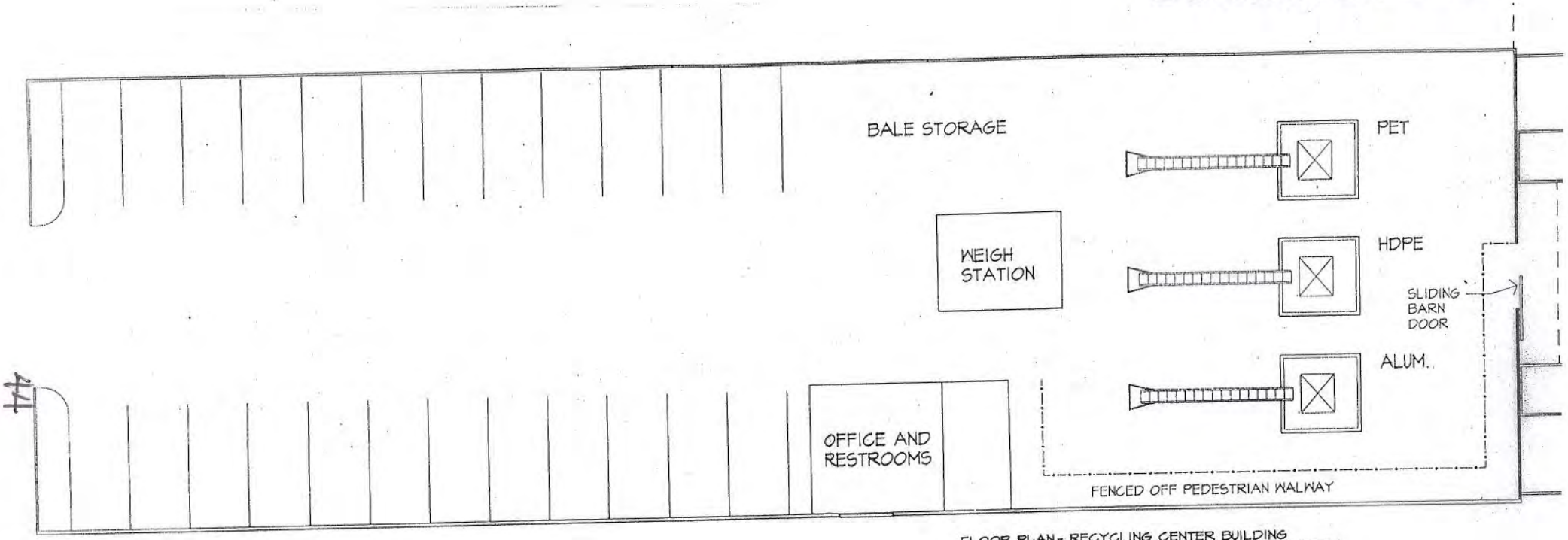


EXHIBIT 2
SITE MAP



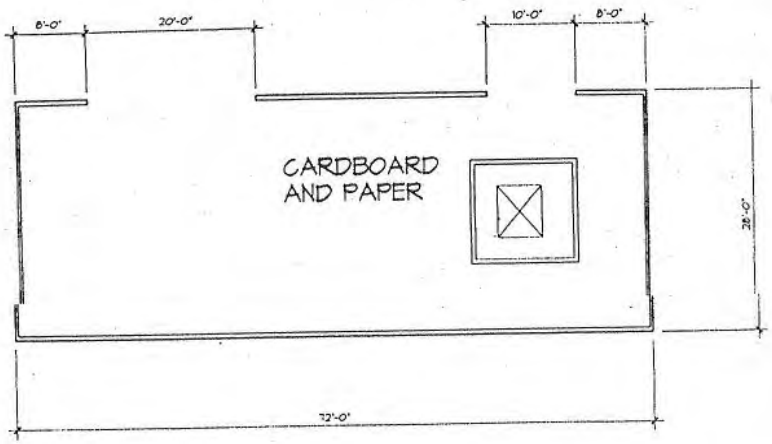
A3

EXHIBIT 3
BUILDING PLAN



FLOOR PLAN- RECYCLING CENTER BUILDING

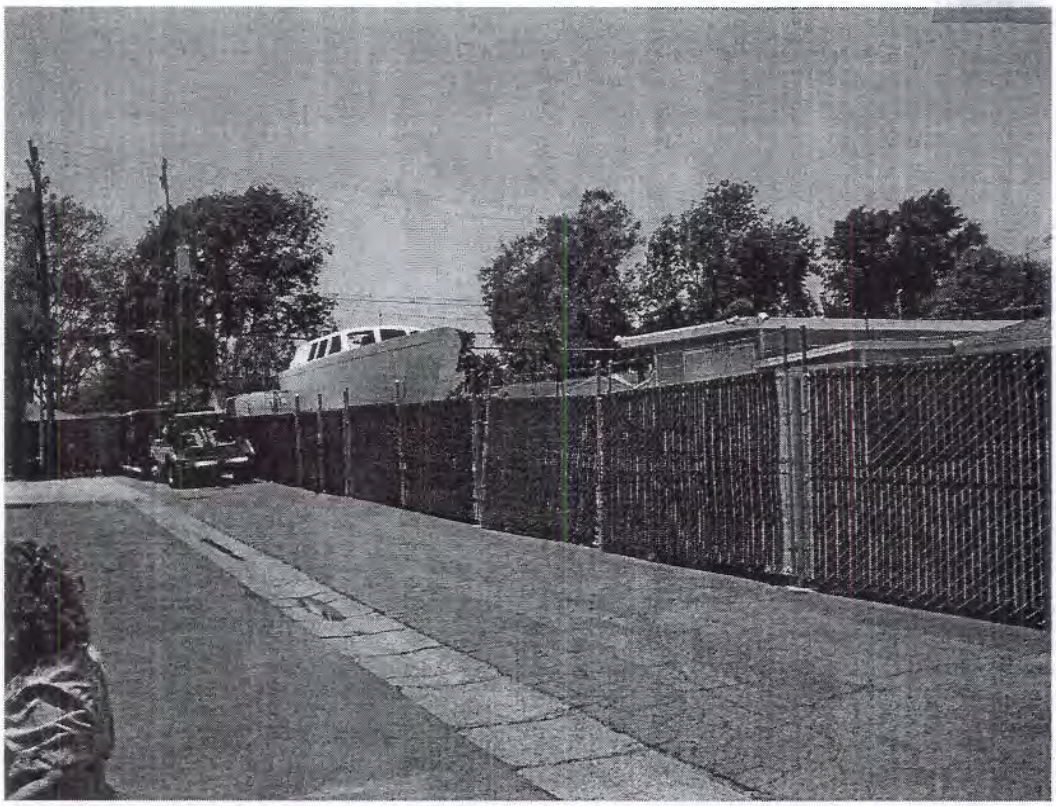
SCALE: 1/8" = 1'-0"



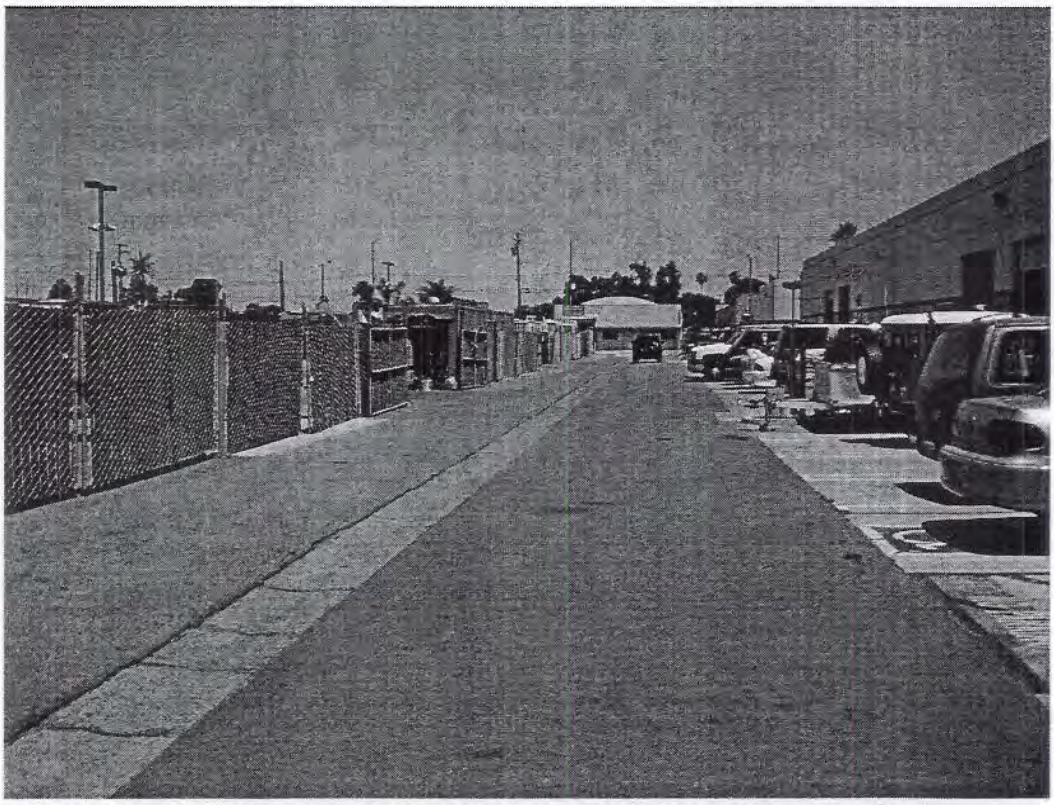
FLOOR PLAN - STORAGE BUILDING

EXHIBIT 4
SITE AERIAL

EXHIBIT 5



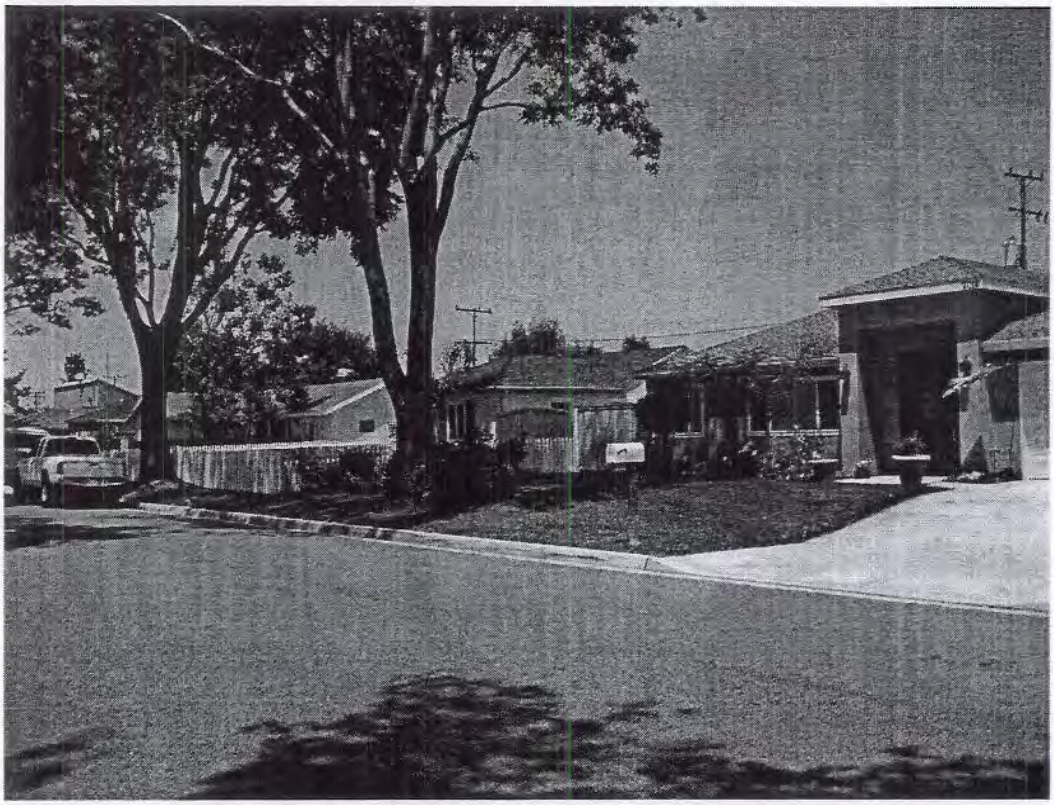
VIEW LOOKING WEST ALONG ACCESS ROAD



VIEW LOOKING EAST ALONG ACCESS ROAD

EXHIBIT 6

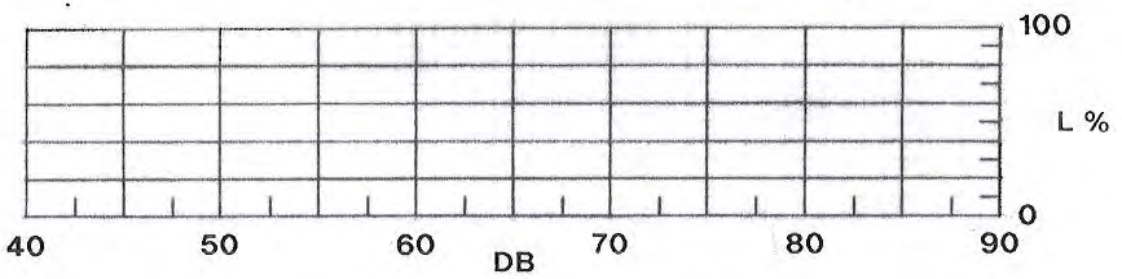
VIEW OF ADJACENT SITE TO WEST

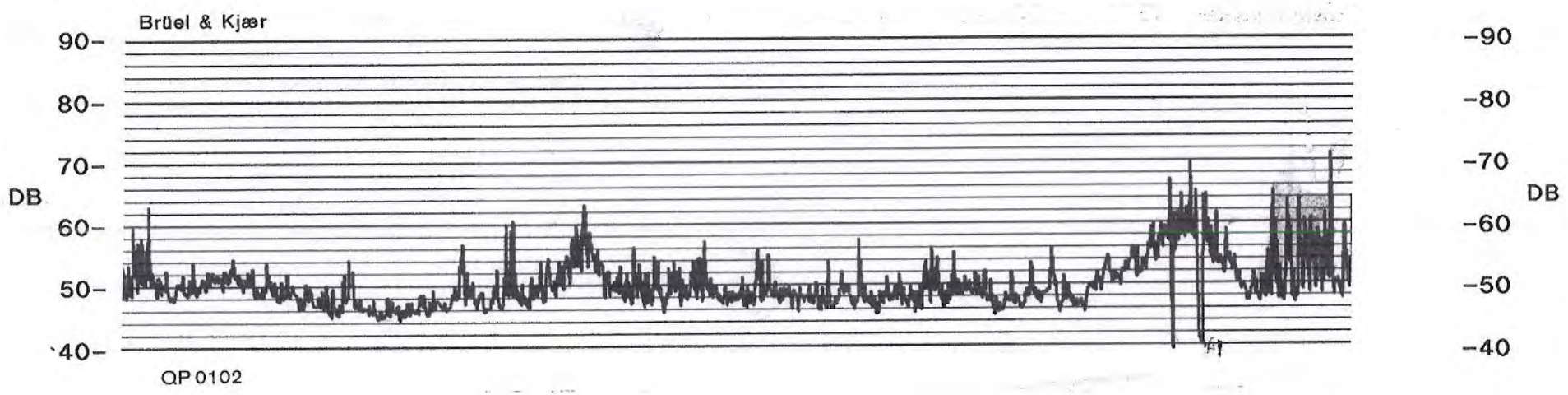


VIEW AT HOUSES ALONG FEDERAL AVE.

EXHIBIT 7

DATE	6/8/11
CHART SPEED	.3mm
SCALE	A
LOCATION	2025 PLACENTIA

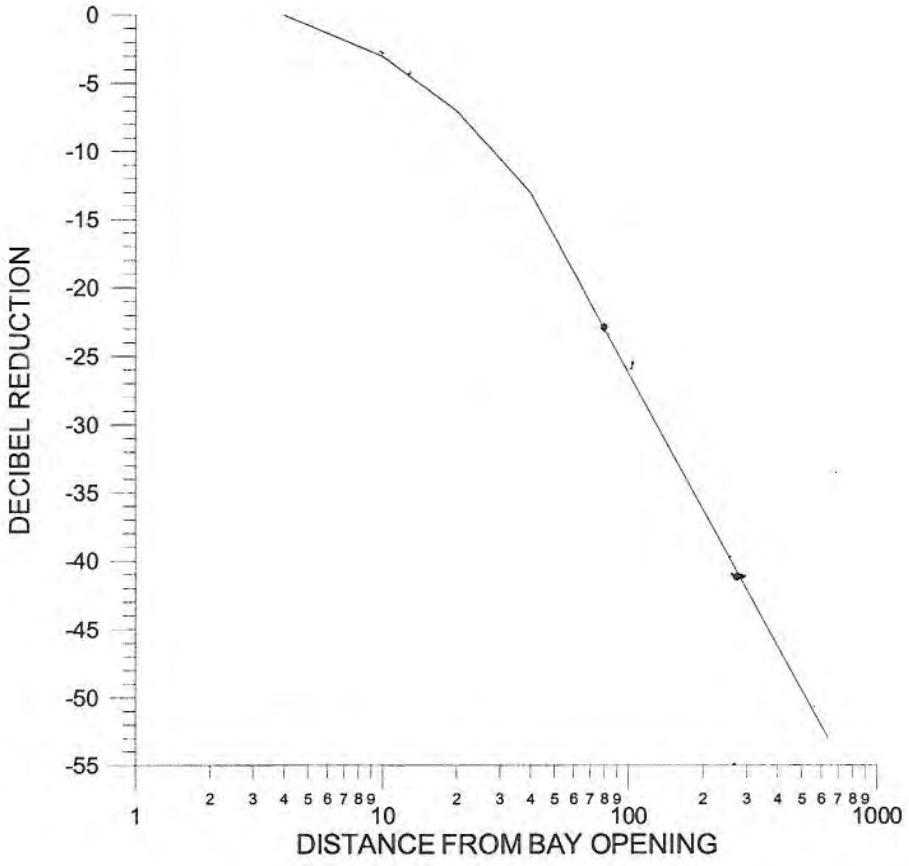




418

EXHIBIT 8

SOUND REDUCTION WITH DISTANCE
FROM THE EDGE OF AN OPEN BAY



GORDON BRICKEN & ASSOCIATES
ACOUSTICAL and ENERGY ENGINEERS

APPENDIX 1

WALL CALCULATIONS

1621 East Seventeenth Street, Suite K Santa Ana, California 92705-8518
Phone (714) 835-0249 FAX (714) 835-1957

BARRIER NOISE REDUCTION ANALYSIS

PROJECT.....RECYCLE
DESCRIPTION..TRUCKS BETWEEN BLDGS
SOURCE ELEVATION..... 0
RECEIVER ELEVATION..... 0
BARRIER ELEVATION..... 0
RECEIVER HEIGHT..... 5
DISTANCE TO SOURCE..... 100
DISTANCE TO RECEIVER... 138
AUTO NOISE LEVEL..... 0
M.TRK NOISE LEVEL..... 0
H.TRK NOISE LEVEL..... 75
SOURCE NOISE LEVEL..... 75.00

ANGULAR CORRECTION(DB) - 0

WALL HEIGHT	NOISE LEVEL	INSERTION LOSS
0.00	75.00	0.00
1.00	75.00	0.00
2.00	75.00	0.00
3.00	75.00	0.00
4.00	75.00	0.00
5.00	75.00	0.00
6.00	75.00	0.00
7.00	69.99	5.01
8.00	69.84	5.16
9.00	69.51	5.49
10.00	69.01	5.99
11.00	68.68	6.32
12.00	68.26	6.74
13.00	67.74	7.26
14.00	67.17	7.83
15.00	66.57	8.43
16.00	65.98	9.02
17.00	65.39	9.61
18.00	64.82	10.18
19.00	64.27	10.73
20.00	63.75	11.25
0.00	75.00	0.00

BARRIER NOISE REDUCTION ANALYSIS

PROJECT.....RECYCLE
DESCRIPTION..FOLK LIFT AT STORAGE
SOURCE ELEVATION..... 0
RECEIVER ELEVATION..... 0
BARRIER ELEVATION..... 0
RECEIVER HEIGHT..... 5
DISTANCE TO SOURCE..... 30
DISTANCE TO RECEIVER... 40
AUTO NOISE LEVEL..... 0
M.TRK NOISE LEVEL..... 71
H.TRK NOISE LEVEL..... 0
SOURCE NOISE LEVEL..... 71.00

ANGULAR CORRECTION(DB) - 0

WALL HEIGHT	NOISE LEVEL	INSERTION LOSS
0.00	71.00	0.00
1.00	71.00	0.00
2.00	71.00	0.00
3.00	71.00	0.00
4.00	65.83	5.17
5.00	65.07	5.93
6.00	64.38	6.62
7.00	63.42	7.58
8.00	62.34	8.66
9.00	61.27	9.73
10.00	60.26	10.74
11.00	59.33	11.67
12.00	58.49	12.51
13.00	57.73	13.27
14.00	57.03	13.97
15.00	56.39	14.61
16.00	55.81	15.19
17.00	55.42	15.58
18.00	55.12	15.88
19.00	54.85	16.15
20.00	54.60	16.40

BARRIER NOISE REDUCTION ANALYSIS

PROJECT.....RECYCLE
DESCRIPTION..TRUCK EXITING WEST SIDE
SOURCE ELEVATION..... 0
RECEIVER ELEVATION..... 0
BARRIER ELEVATION..... 0
RECEIVER HEIGHT..... 5
DISTANCE TO SOURCE..... 90
DISTANCE TO RECEIVER... 40
AUTO NOISE LEVEL..... 0
M.TRK NOISE LEVEL..... 0
H.TRK NOISE LEVEL..... 80
SOURCE NOISE LEVEL..... 80.00

ANGULAR CORRECTION(DB) - 0

WALL HEIGHT	NOISE LEVEL	INSERTION LOSS
0.00	80.00	0.00
1.00	80.00	0.00
2.00	80.00	0.00
3.00	80.00	0.00
4.00	80.00	0.00
5.00	80.00	0.00
6.00	75.00	5.00
7.00	74.76	5.24
8.00	74.15	5.85
9.00	73.61	6.39
10.00	72.94	7.06
11.00	72.12	7.88
12.00	71.27	8.73
13.00	70.42	9.58
14.00	69.61	10.39
15.00	68.84	11.16
0.00	80.00	0.00

BARRIER NOISE REDUCTION ANALYSIS

PROJECT.....RECYCLE
DESCRIPTION..CARS INYO AND OUT OF MAIN BLDG.
SOURCE ELEVATION..... 0
RECEIVER ELEVATION..... 0
BARRIER ELEVATION..... 0
RECEIVER HEIGHT..... 5
DISTANCE TO SOURCE..... 100
DISTANCE TO RECEIVER... 38
AUTO NOISE LEVEL..... 50
M.TRK NOISE LEVEL..... 0
H.TRK NOISE LEVEL..... 0
SOURCE NOISE LEVEL..... 50.00

ANGULAR CORRECTION(DB) - 0

WALL HEIGHT	NOISE LEVEL	INSERTION LOSS
0.00	50.00	0.00
1.00	50.00	0.00
2.00	50.00	0.00
3.00	50.00	0.00
4.00	44.98	5.02
5.00	44.63	5.37
6.00	43.92	6.08
7.00	43.44	6.56
8.00	42.71	7.29
9.00	41.87	8.13
10.00	41.01	8.99
11.00	40.16	9.84
12.00	39.36	10.64
13.00	38.61	11.39
14.00	37.91	12.09
15.00	37.26	12.74
16.00	36.66	13.34
17.00	36.11	13.89
18.00	35.59	14.41
19.00	35.10	14.90
20.00	34.65	15.35
0.00	50.00	0.00

BARRIER NOISE REDUCTION ANALYSIS

PROJECT.....RECYCLE
DESCRIPTION..STORAGE
SOURCE ELEVATION..... 15
RECEIVER ELEVATION..... 0
BARRIER ELEVATION..... 0
RECEIVER HEIGHT..... 5
DISTANCE TO SOURCE..... 118
DISTANCE TO RECEIVER... 38
SOURCE NOISE LEVEL..... 90.00

WALL HEIGHT	NOISE LEVEL	INSERTION LOSS
0.00	90.00	0.00
1.00	90.00	0.00
2.00	90.00	0.00
3.00	90.00	0.00
4.00	90.00	0.00
5.00	90.00	0.00
6.00	90.00	0.00
7.00	90.00	0.00
8.00	90.00	0.00
9.00	90.00	0.00
10.00	90.00	0.00
11.00	85.00	5.00
12.00	84.74	5.26
13.00	84.15	5.85
14.00	83.63	6.37
15.00	83.00	7.00 ←
16.00	82.24	7.76
17.00	81.42	8.58
18.00	80.61	9.39
19.00	79.83	10.17
20.00	79.10	10.90
0.00	90.00	0.00

BARRIER NOISE REDUCTION ANALYSIS

PROJECT.....RECYCLE
DESCRIPTION..TRUCKS AT STORAGE BLDG
SOURCE ELEVATION..... 0
RECEIVER ELEVATION..... 0
BARRIER ELEVATION..... 0
RECEIVER HEIGHT..... 5
DISTANCE TO SOURCE..... 10
DISTANCE TO RECEIVER... 30
AUTO NOISE LEVEL..... 0
M.TRK NOISE LEVEL..... 0
H.TRK NOISE LEVEL..... 86
SOURCE NOISE LEVEL..... 86.00

ANGULAR CORRECTION(DB) - 0

WALL HEIGHT	NOISE LEVEL	INSERTION LOSS
0.00	86.00	0.00
1.00	86.00	0.00
2.00	86.00	0.00
3.00	86.00	0.00
4.00	86.00	0.00
5.00	86.00	0.00
6.00	86.00	0.00
7.00	86.00	0.00
8.00	80.58	5.42
9.00	79.44	6.56
10.00	77.95	8.05
11.00	76.33	9.67
12.00	74.85	11.15
13.00	73.57	12.43
14.00	72.48	13.52
15.00	71.53	14.47 ←
16.00	70.71	15.29
17.00	70.25	15.75
18.00	69.87	16.13
19.00	69.53	16.47
20.00	69.23	16.77

GORDON BRICKEN & ASSOCIATES
ACOUSTICAL and ENERGY ENGINEERS

A P P E N D I X 2

NOISE CALCULATIONS

1621 East Seventeenth Street, Suite K Santa Ana, California 92705-8518
Phone (714) 835-0249 FAX (714) 835-1957

HOURLY NOISE LEVEL

PROJECT : RECYCLE]
STREET NAME : TRUCKS AT CARDBOARD STORAGE
SITE TYPE : HARD

INPUT DATA

	AUTO	METK	HVTK
SPEED:	0	0	15
% VOLUME:	0	0	100

VOLUME = 2
HVY TRK GRADIENT = 0 DBA

NOISE LEVEL

AUTO	0.0
MED.TRK.	0.0
HVY.TRK.	48.6
TOTAL	48.6

NOISE LEVEL AT 40 FT

AUTO	MEDIUM TRK	HEAVY TRK	TOTAL
0.0	0.0	49.6	49.6

LEQ AT SPECIFIED DISTANCES

DISTANCE	LEQ
50	48.6
75	46.9
100	45.6
125	44.6
150	43.8
175	43.2
200	42.6
250	41.6
300	40.8
350	40.2
400	39.6
450	39.1
500	38.6
550	38.2
600	37.8
650	37.5
700	37.2
750	36.9
800	36.6
1000	35.6

HOURLY NOISE LEVEL

PROJECT : RECYCLE
STREET NAME : TRUCKS LEAVING MAIN BLDG
SITE TYPE : HARD

INPUT DATA

	AUTO	METK	HVTK
SPEED:	0	0	15
% VOLUME:	0	0	100

VOLUME = 1
HVY TRK GRADIENT = 0 DBA

NOISE LEVEL

AUTO	0.0
MED.TRK.	0.0
HVY.TRK.	45.6
TOTAL	45.6

NOISE LEVEL AT 138 FT

AUTO	MEDIUM TRK	HEAVY TRK	TOTAL
0.0	0.0	41.2	41.2

LEQ AT SPECIFIED DISTANCES

DISTANCE	LEQ
50	45.6
75	43.8
100	42.6
125	41.6
150	40.8
175	40.2
200	39.6
250	38.6
300	37.8
350	37.2
400	36.6
450	36.1
500	35.6
550	35.2
600	34.8
650	34.5
700	34.1
750	33.8
800	33.6
1000	32.6

HOURLY NOISE LEVEL

PROJECT : RECYCLE
STREET NAME : CARS GOING INTO AND OUTN OF MAIN BLDG
SITE TYPE : HARD

INPUT DATA

	AUTO	METK	HVTK
SPEED:	15	0	0
% VOLUME:	100	0	0

VOLUME = 192
HVY TRK GRADIENT = 0 DBA

NOISE LEVEL

AUTO	47.1
MED.TRK.	0.0
HVY.TRK.	0.0
TOTAL	47.1

NOISE LEVEL AT 100 FT

AUTO	MEDIUM TRK	HEAVY TRK	TOTAL
44.1	0.0	0.0	44.1

LEQ AT SPECIFIED DISTANCES

DISTANCE	LEQ
50	47.1
75	45.4
100	44.1
125	43.1
150	42.3
175	41.7
200	41.1
250	40.1
300	39.3
350	38.7
400	38.1
450	37.6
500	37.1
550	36.7
600	36.3
650	36.0
700	35.7
750	35.4
800	35.1
1000	34.1

GORDON BRICKEN & ASSOCIATES
ACOUSTICAL and ENERGY ENGINEERS

APPENDIX 3

ABSORPTION CALCULATIONS

1621 East Seventeenth Street, Suite K Santa Ana, California 92705-8518
Phone (714) 835-0249 FAX (714) 835-1957

REVERBERATION TIME CALCULATION

DESCRIPTION = RECYCLE MAIN BUILDING

WALL	WALL AREA	ALPHA	SABINS
1	14750	.07	1032.5
2	0	0	0
3	0	0	0
4	0	0	0
5	0	0	0
6	0	0	0

FLOOR	FLOOR AREA	ALPHA	SABINS
1	15750	.01	157.5
2	0	0	0
3	0	0	0
4	0	0	0

ROOF	ROOF AREA	ALPHA	SABINS
1	0	0	0
2	0	0	0

PANEL	PANEL AREA	ALPHA	SABINS
1	15750	.6	9450
2	0	0	0

AIR	ALPHA	SABINS
	0	0

AUD	ALPHA	SABINS
	0	0

VOLUME = 393753
.05V = 19687.65
TOTAL SABINS = 10640
FREQUENCY = 1000
REVERBERATION TIME = 1.850343

GORDON BRICKEN & ASSOCIATES
ACOUSTICAL and ENERGY ENGINEERS

March 27, 2012

MR. BARRY WALKER
P. O. Box 11658
Newport Beach, California 92658

SUBJECT: SUPPLEMENTAL COMMENTS FOR RECYCLE CENTER -- COSTA MESA

Dear Mr. Walker:

You have requested alternatives to the 15 foot wall at the west property line. Two options are available:

1. The 15 foot wall could be an extension of the rear wall of the storage building.

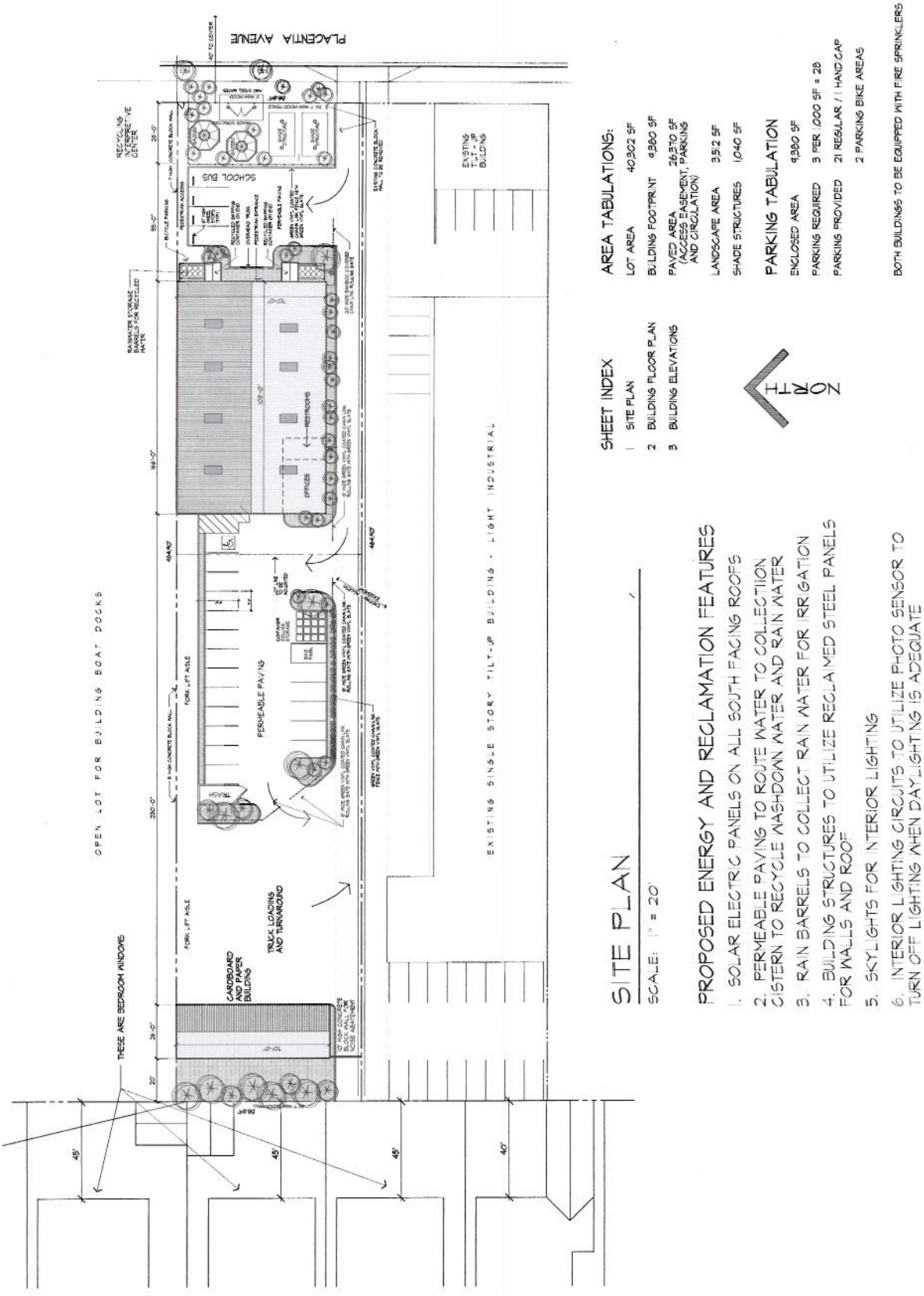
2. An eight foot wall could be constructed at the west property line and a 10 foot wall could be constructed in line with the front wall of the storage building. Calculations for this option are attached in Appendix 1.

Sincerely,

Gordon Bricken
President

1621 East Seventeenth Street, Suite K Santa Ana, California 92705-8518
Phone (714) 835-0249 FAX (714) 835-1957

ATTACHMENT 5



SITE PLAN

SCALE: 1" = 20'

SHEET INDEX

1 SITE PLAN
2 BUILDING FLOOR PLAN
3 BUILDING ELEVATIONS

NORTH

AREA TABULATIONS:

LOT AREA	40,302 SF
BUILDING FOOTPRINT	9,380 SF
PAVED AREA (ACCESS EASEMENT, PARKING AND CIRCULATION)	26,370 SF
LANDSCAPE AREA	3512 SF
SHADE STRUCTURES	1040 SF

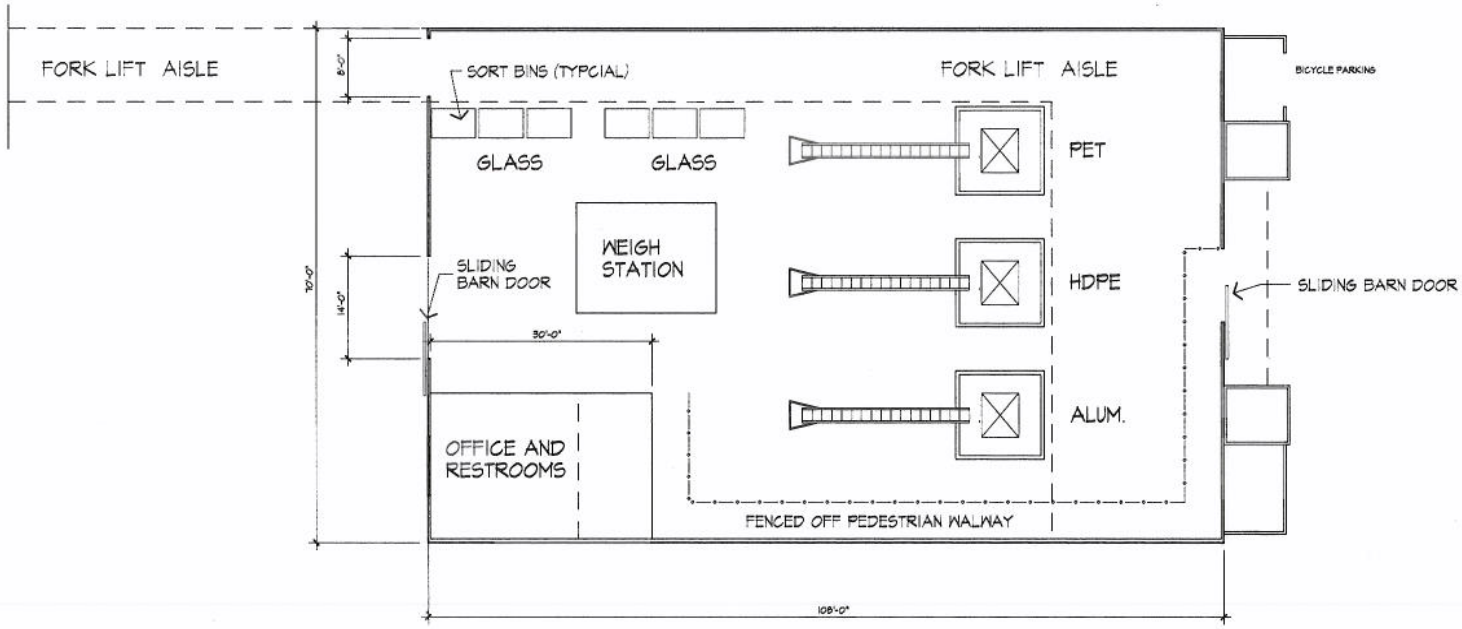
PARKING TABULATION

ENCLOSED AREA	9,380 SF
PARKING REQUIRED	3 PER 1,000 SF = 28
PARKING PROVIDED	21 REGULAR / 1 HANDICAP
	2 PARKING BIKE AREAS

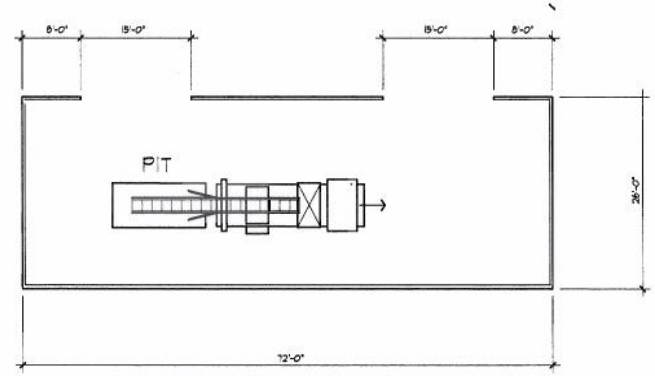
BOTH BUILDINGS TO BE EQUIPPED WITH FIRE SPRINKLERS

PROPOSED ENERGY AND RECLAMATION FEATURES

1. SOLAR ELECTRIC PANELS ON ALL SOUTH FACING ROOFS
2. PERMEABLE PAVING TO ROUTE WATER TO COLLECTION CISTERN TO RECYCLE WASHDOWN WATER AND RAIN WATER
3. RAIN BARRELS TO COLLECT RAIN WATER FOR IRRIGATION
4. BUILDING STRUCTURES TO UTILIZE RECLAIMED STEEL PANELS FOR WALLS AND ROOF
5. SKYLIGHTS FOR INTERIOR LIGHTING
6. INTERIOR LIGHTING CIRCUITS TO UTILIZE PHOTO SENSOR TO TURN OFF LIGHTING WHEN DAYLIGHTING IS ADEQUATE



FLOOR PLAN - RECYCLING CENTER BUILDING
SCALE: 1/8" = 1'-0"



FLOOR PLAN - CARDBOARD AND PAPER BUILDING
SCALE: 1/8" = 1'-0"

REV. DATE REVISION

OWNER
Proposed Recycling Center
2025 Placentia Avenue
Costa Mesa, California

SHEET TITLE
Floor Plans

ARCHITECT
Barry Walker, Architect
P.O. Box 11658
Newport Beach, California 92658
949.246.4085 fax 714.549.1495

LICENSED ARCHITECT BARRY WALKER STATE OF CALIFORNIA
NOT VALID UNLESS SIGNED IN RED

DATE
09.07.12
FILE NO.
RECYCLE CENTER CUP

SHEET
2

65

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ARCHITECT
Barry Walker, Architect
P.O. Box 11658
Newport Beach, California 92658
949.246.4085 fax 714.549.1495

LICENSED ARCHITECT BARRY WALKER — No. C-8889 — STATE OF CALIFORNIA

DATE 08/07/13
TITLE RECYCLE CENTER GAP

SHEET 3

SHEET TITLE
Proposed
Elevations

OWNER
Proposed Recycling Center
2025 Placentia Avenue
Costa Mesa, California

REV.	DATE	REVISION

RECYCLE CENTER BUILDING - EAST ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR CLADDING MATERIAL WILL BE THE SAME FOR ALL ELEVATIONS OF BOTH BUILDINGS

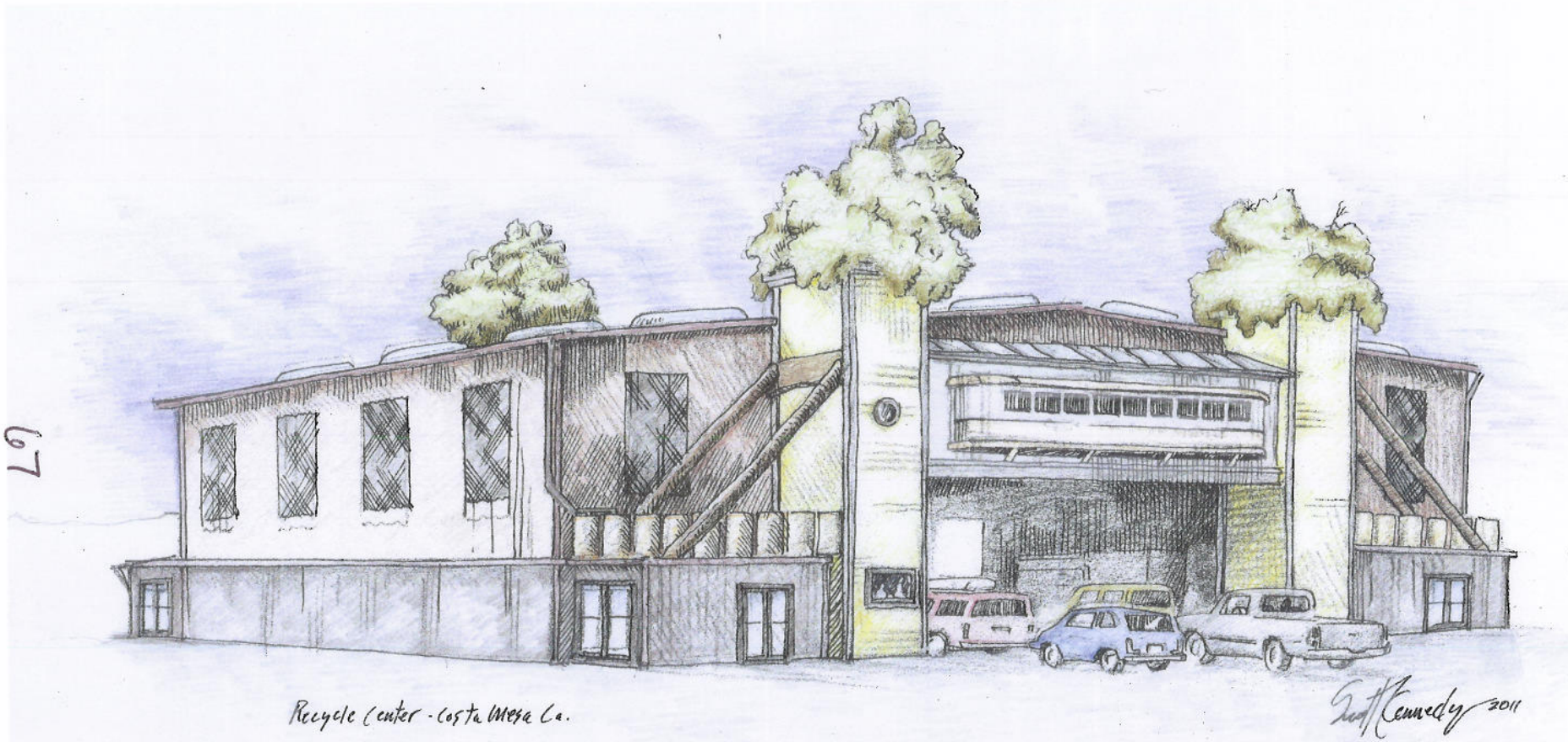
RECYCLE CENTER BUILDING - WEST ELEVATION
SCALE: 1/8" = 1'-0"

RECYCLE CENTER BUILDING - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

RECYCLE CENTER BUILDING - NORTH ELEVATION
SCALE: 1/8" = 1'-0"

STORAGE BUILDING - EAST AND WEST ELEVATIONS
SCALE: 1/8" = 1'-0"

STORAGE BUILDING - NORTH AND SOUTH ELEV.
SCALE: 1/8" = 1'-0"


Recycle Center - Costa Mesa Ca.
Scott Kennedy 2011

ATTACHMENT 6

VI.1A

-----Original Message-----
From: Hope Johnson
Sent: Friday, March 30, 2012 10:54 PM
To: PLANNING COMMISSION
Subject: recycling and collection facility Placentia Ave

Dear Planning Commission,

I would like to voice my opposition to the proposal to establish a recycling and collection center at 2025 Placentia Avenue. Recycling and collection centers generate foul odors from the recycling materials and significant noise pollution from the transport vehicles. Even though this proposal is for an enclosed facility, significant odor and noise can still occur. The odor that often wafts from a previously closed garbage or recycling can when it is opened is especially foul.

The proposed location is adjacent to a residential area that would be significantly impacted! This is the same residential area, "The Freedom Homes", where the city is also encouraging its residents to invest and improve their properties as can be found in the Freedom Homes Plans document on the Planning Commissions Website - http://www.ci.costa-mesa.ca.us/docs/planning/Freedom-Homes.pdf.

If the city is serious about its desire to improve the adjacent residential areas (that do need improvement), then permitting a foul smelling and noisy facility adjacent to these areas is ridiculous.

Thank you for the opportunity to comment on this issue.

Kind regards,

Dr. Hope Johnson

From: Don Kanning
Sent: Tuesday, April 03, 2012 2:20 PM
To: PLANNING COMMISSION
Subject: Application No. PA-11-02

Greetings:

Regarding the conditional use permit for the variance to the required setback from 48 feet to 9 feet 10 inches provided for 2025 Placentia Avenue.

Comments:

This variance concerns me as the single family residence at 2004 Federal, which I own, backs up to the Placentia Ave. industrial strip and is in close proximity to the 2025 address. The concern is that there could be objectionable noise emanating from and because of the possibility of this recycling center moving closer to the residences by more than 38 feet. This creates a closer and much more of a straight line path of travel for any sound waves that could emanate from that area. It also would negate the sound wave blockage afforded by the adjacent existing building structures. The use of the infringed 38 feet area and how any noise that could emanate from it is contained is of the utmost importance. The recycling centers that I have been involved with can be of very heavy repetitive loading/unloading of materials utilizing large equipment moving the materials about. This type of use within the infringed setback area would not be compatible with the adjacent residences.

Perhaps a sketch (pdf) of the proposed improvements to the 2025 Placentia Ave. property could be forwarded to me via this email address so that an evaluation could made of the use of the variance area. If an email sketch is not available; may I obtain a hard copy sketch or at least be able to review the proposal at city hall? Thank you.

Respectively yours
Don Kanning

VI. IC

From: John Linnert
Sent: Sunday, April 08, 2012 6:31 PM
To: PLANNING COMMISSION
Subject: PA-11-02

Dear City of Costa Mesa Planning Commissioners,

This is in response to the requested Conditional Use Permit request for the recycling and trash collection facility proposed at 2025 Placentia Ave., Costa Mesa. Application No. PA-11-02
As a nearby home owner I object to the requested Conditional Use Permit.
It is understood that presently the area adjacent to the R-1 (Single Family) Residential Zone is zoned Light Industrial. The proposed recycling and trash collection facility seems inappropriate and more appropriate to a Heavy Industrial Zone. It is anticipated that heavy traffic of large trucks filled with waste and recyclable material will be constantly circulating adjacent to the Residential zone. An undesirable amount of noise pollution, toxic exhaust fumes (diesel) and general adverse affects of this type of industry will make for undesirable living conditions for the adjacent residential neighborhood. The Neighborhood needs support from the City as a viable upcoming community fostering new family's and pride of ownership.
A typical Light Industrial Zone is anticipated to have tenants that have a small business with a few cars, low traffic with the occasional UPS delivery or pick up, minor noise, no air pollution and no adverse affects allowing it to co-exist comfortably with an adjacent residential neighborhood. The proposed recycling and trash collection facility seems inappropriate on many accounts.
Please do not approve the requested Conditional Use permit.

Sincerely,

John Linnert

--
John W Linnert AIA, architecture

Costa Mesa CA 92627

LEE, MEL

From: LEE, MEL
Sent: Tuesday, April 03, 2012 2:23 PM
To: 'johnmmorehart@sbcglobal.net'; 'phillip@prsgrp.biz'
Subject: FW: Application No. PA-11-02

From: Don Kanning [mailto:don.kanning@yahoo.com]
Sent: Tuesday, April 03, 2012 2:20 PM
To: PLANNING COMMISSION
Subject: Application No. PA-11-02

Greetings:

Regarding the conditional use permit for the variance to the required setback from 48 feet to 9 feet 10 inches provided for 2025 Placentia Avenue.

Comments:

This variance concerns me as the single family residence at 2004 Federal, which I own, backs up to the Placentia Ave. industrial strip and is in close proximity to the 2025 address. The concern is that there could be objectionable noise emanating from and because of the possibility of this recycling center moving closer to the residences by more than 38 feet. This creates a closer and much more of a straight line path of travel for any sound waves that could emanate from that area. It also would negate the sound wave blockage afforded by the adjacent existing building structures. The use of the infringed 38 feet area and how any noise that could emanate from it is contained is of the utmost importance. The recycling centers that I have been involved with can be of very heavy repetitive loading/unloading of materials utilizing large equipment moving the materials about. This type of use within the infringed setback area would not be compatible with the adjacent residences.

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Respectively yours
Don Kanning
33262 Mesa Vista Dr.
Dana Point, California 92629
949 496-6839

From: John Linnert [mailto:jwlaia@gmail.com]
Sent: Sunday, April 08, 2012 6:31 PM
To: PLANNING COMMISSION
Subject: PA-11-02

Dear City of Costa Mesa Planning Commissioners,

This is in response to the requested Conditional Use Permit request for the recycling and trash collection facility proposed at 2025 Placentia Ave. , Costa Mesa . Application No. PA-11-02
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Please do not approve the requested Conditional Use permit.

Sincerely,

John Linnert

--
John W Linnert AIA architecture

1980 Continental Avenue

Costa Mesa CA 92627

949 722 8845 jwlaia@gmail.com

From: Simmons, Walt [mailto:Walt.Simmons@CalRecycle.ca.gov]
Sent: Thursday, April 12, 2012 9:24 AM
To: LEE, MEL
Subject: RE: Costa Mesa Convenience Zone

Hello Mel,

The Sustainability Interpretive Center proposal, put forth by Mr. Morehart, appears to be an outstanding business model for a recycling center, greatly exceeding the scope of common CRV redemption-centric types of recycling centers. This sort of facility can amply handle CRV redemption and other recycling applications in the southern part of Costa Mesa. In addition to Associated Students of Orange Coast College in the northern area, and the relative proximity of EarthWize at Stater Brothers, recycling opportunity beyond curbside and drop-off will be considerably expanded.

The location of this prospective recycling center appears to fall within the convenience zones created by Smart and Final and El Metate Market. The adjacent dense, overlapping cluster of other convenience zones in this part of the city, following the 19th St and 17th Street corridors, will also benefit. As you know from the maps we provided, the Division of Recycling recently determined that the level of redemption opportunity in relation to the high concentration of beverage retailers in the area was insufficient in the wake of the closure of both NexCycle at the old Vons location, and then Garcia Recycling. This resulted in these zones becoming unserved, regrettably burdening the beverage dealers in these zones with the requirement to redeem CRV material in-store. Should the Sustainability Interpretative Center and its redemption component gain approval and become operational, The Division will highly favor granting exemption to the adjacent convenience zones that are presently unserved. Exemption does not preclude the establishment of subsequent recycling facilities that meets local permitting requirements, though it will cease the present requirement of beverage dealers to redeem CRV materials in-store. Exemption could easily be justified by close proximity to both the Sustainability Interpretive Center and EarthWize.

I do appreciate your open communication. We want to help in achieving an outcome that meets our respective needs, so please let me know if we can provide further assistance.

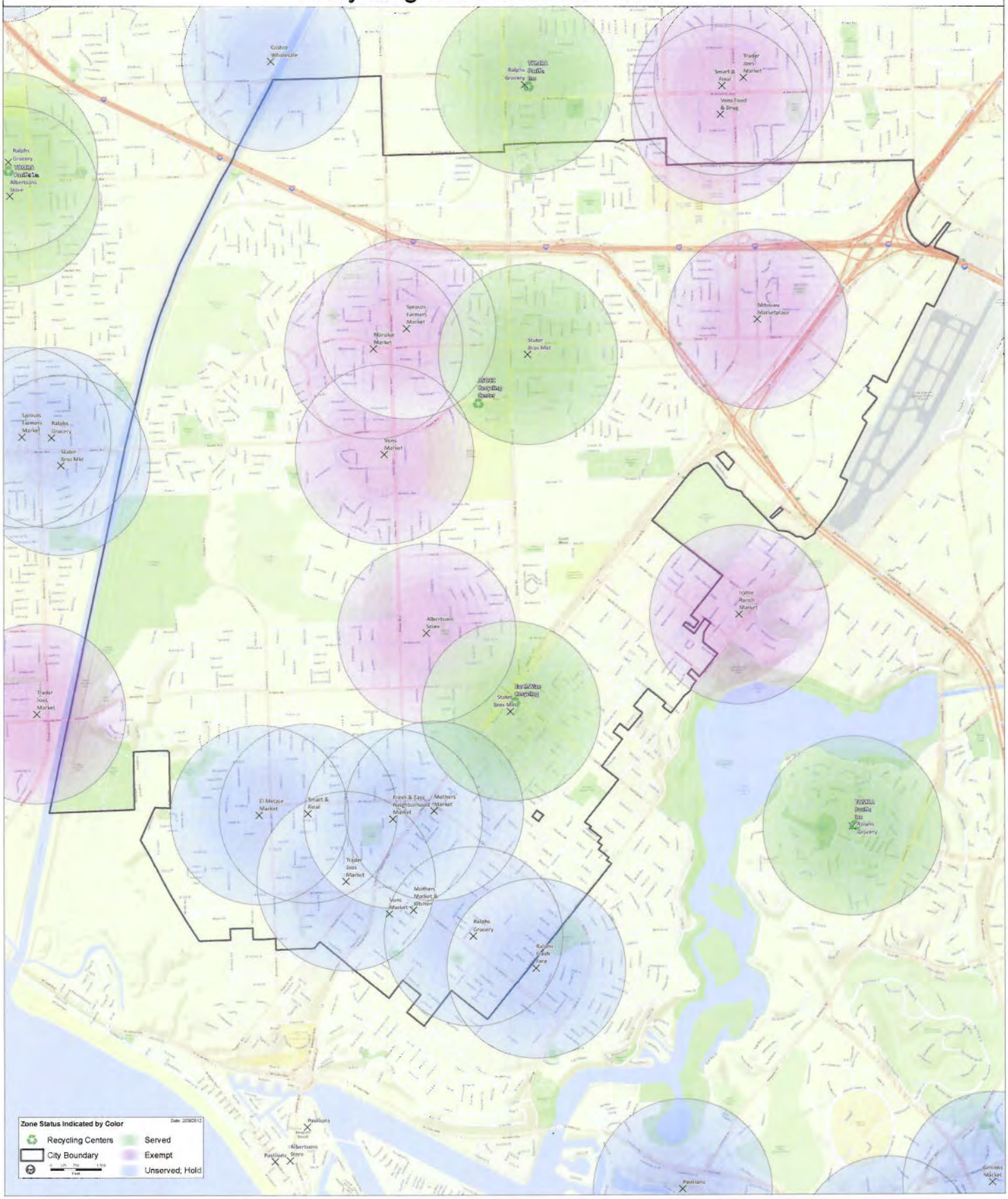
Best,

Walt

Walt Simmons
CalRecycle/Convenience Zone Unit
walt.simmons@calrecycle.ca.gov
(916) 445-5916

City of Costa Mesa

Recycling Convenience Zones



The recycling information within this map may change without notice. The California Department of Resources Recycling and Recovery makes no warranties, whether expressed or implied, as to the suitability of the product for any particular purpose. Any use of this information is at the users own risk.
Base map provided by ESRI.
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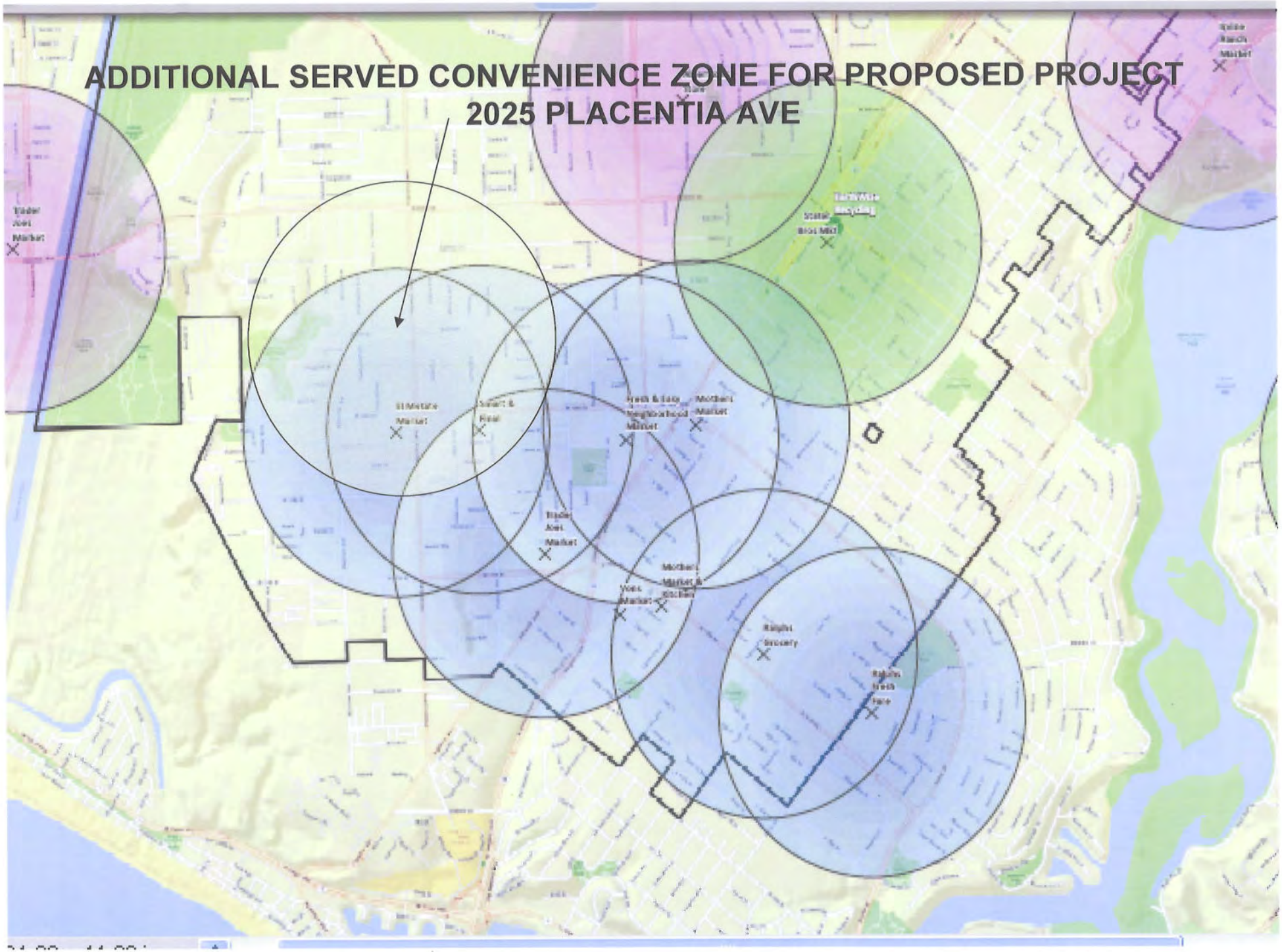
ADDITIONAL SERVED CONVENIENCE ZONE FOR PROPOSED PROJECT
2025 PLACENTIA AVE

LEE, MEL

From: johnmmorehart@sbcglobal.net
Sent: Friday, April 20, 2012 5:39 AM
To: LEE, MEL
Subject: Fw: WESTSIDE RECYCLING CENTER

Sent via BlackBerry by AT&T

From: Matt Osgood <mattosgood@mac.com>
Date: Fri, 13 Apr 2012 12:26:19 -0700
To: jimfitzeco@gmail.com<jimfitzeco@gmail.com>
Subject: FW: WESTSIDE RECYCLING CENTER

Dear Mr Fitzpatrick-

As a resident of Newport/Mesa for over 40 years, I read with keen interest the article in the Daily Pilot on April 11th
regarding the proposed Recycling Center. Our world now faces a time where the demand on our natural resources is excessive relative to the supply.
The world's population to date, has enjoyed an abundance of resources but those days are over!

I hope the City of Costa Mesa shows leadership, and embraces the proposed Recycling Center and this innovative concept that is being advanced by John and Lisa Morehart. The proposed center not only promotes sustainability but also teaches
the community about these crucial matters via the proposed interpretative center!

I applaud the applicant's vision, creativity, and concern for the health of our planet. I strongly encourage the City of Costa Mesa
to approve the proposed Recycling Center.

Regards

Matt Osgood

LEE, MEL

From: john morehart [johnmmorehart@sbcglobal.net]
Sent: Tuesday, April 24, 2012 12:26 PM
To: LEE, MEL
Subject: Fwd: Recycling in Costa Mesa and Newport Beach

Begin forwarded message:

From: Chase Sanderson <chaseosanderson@yahoo.com>
Date: April 20, 2012 12:02:58 AM PDT
To: "Jimfitzeco@gmail.com" <Jimfitzeco@gmail.com>
Subject: Recycling in Costa Mesa and Newport Beach
Reply-To: Chase Sanderson <chaseosanderson@yahoo.com>

Dear Mr. Fitzpatrick:
My wife Katherine and I are supporters of making recycling available to the residents of Newport Beach and Costa Mesa. The current "MRF" arrangement is far too inefficient given the critical state of our land fills.
Therefore, we would greatly appreciate your supporting with us the proposed Moreheart recycling facility on Placentia.
Thank you for your considering their proposed facility.
Sincerely,
Chase and Katherine Sanderson

LEE, MEL

From: Don Kanning [don.kanning@yahoo.com]
Sent: Friday, April 13, 2012 3:29 PM
To: johnmmorehart@sbcglobal.net; Phillip Schwartze; Ann Romano
Cc: LEE, MEL
Subject: Re: 2025 placentia - C.M. App. No. PA-11-12
Attachments: 2025 Placentia Avenue Costa Mesa.doc; CCE00000.jpg

Dear John: Thank you for the meeting with Phil. He is very much on top this matter. We have much in common as I also have been involved in the building of a Material Recovery/Recycling Facility (Puente Hills MRF). I am forwarding to you the Meeting Minutes along with a modified site plan sketch indicating the proposed added sound containment wall.

My wife, Dorie, will be pleased to attend the workshop on Monday. We are looking forward to meeting you as well as all other of ladies and gentlemen concerned with and/or involved in this worthwhile project.

Thank you again for exercising due diligence in regard to protecting the neighborhood.

From: "johnmmorehart@sbcglobal.net" <johnmmorehart@sbcglobal.net>
To: Don Kanning <don.kanning@yahoo.com>; Phillip Schwartze <phillip@prsgrp.biz>; Ann Romano <annromano@bigplanet.com>
Sent: Wednesday, April 4, 2012 12:04 PM
Subject: Re: 2025 placentia

Don
Due to the need to accomidate some participants we've been asked to reschedule our neighborhood meeting
To monday April 16 from 5 to 7
Its still at the
Boathouse collective 1640 pomona

Phil is probably walking the streets today talking to folks ; thank you for forwarding your telephone number; he should be reaching u shortly

Hope to see u in the 16th

John

Sent via BlackBerry by AT&T

From: Don Kanning <don.kanning@yahoo.com>
Date: Wed, 4 Apr 2012 09:49:34 -0700 (PDT)

To: johnmmorehart@sbcglobal.net<johnmmorehart@sbcglobal.net>; Phillip Schwartze<phillip@prsgrp.biz>; Ann Romano<annromano@bigplanet.com>
ReplyTo: Don Kanning <don.kanning@yahoo.com>
Subject: Re: 2025 placentia

Dear John:

I appreciate your concern for the neighborhood peace and quiet. Would it be possible to get together with Phil Schwartz prior to the April 9, 2012 hearing date/time (upcoming Monday 6:00 pm)? Thursday of this week and Monday of next week, I am available anytime. Friday of this week, I am available after 3:00 pm. A quick review of the drawings should be adequate to understand the use of the rear area of your property. To try to simplify matters, Phil could call me by telephone to explain the layout/configuration of the facility. This could be sufficient for me to understand the the usage of it.

FYI: I too am a long time owner of the 2004 Federal property (over 40 years).

Your diligence in ensuring the quality of peace and quiet and privacy for your neighbors has been and is, I'm sure, gratefully appreciated by all of them.

Thank you.

PS Also, thank you for the invitation to the open house.

Telephone No. 949 496-6839

From: "johnmmorehart@sbcglobal.net" <johnmmorehart@sbcglobal.net>
To: don.kanning@yahoo.com; Phillip Schwartze <phillip@prsgrp.biz>; Ann Romano <annromano@bigplanet.com>
Sent: Tuesday, April 3, 2012 7:32 PM
Subject: 2025 placentia

Mr Kanning :

I am in receipt of your letter forwarded me from the City of Costa Mesa Planning staff.

Your concerns are justified and noteworthy . I have forwarded your letter to Phil Schwartz who will be contacting you personally in the next few days and if possible to set a time to meet .

I am very concerned about respecting u and all our neighbors privacy . As a long time owner of this property, I've paid particular interest in ensuring we consistently act so to preserve that quality of peace and quiet.

I promise no matter what happens
we will not let that success record change with you or other residents, property owners .

Thank you for your consideration and time . I'm sure Phil will be reaching you soon .

Thank you .

John morehart

PS we intend on having an open house @ 1640 pomona ave cm on April 17th btwn 4 and 7 and hope you might join us for burgers and pop. We will have specialists from all walks of the business there to address all issues uve presented as well as detailed plans drawings elevations etc

Please come

Sent via BlackBerry by AT&T