

REPORT TO PLANNING COMMISSION

DATE: MARCH 21, 2024

TO: HONORABLE CHAIR AND MEMBERS OF THE PLANNING COMMISSION

FROM: DENICE THOMAS, AICP, COMMUNITY DEVELOPMENT DIRECTOR

BY: VALERIE DARBOUZE, ASSOCIATE PLANNER

REQUEST: 1) APPROVAL OF A CONDITIONAL USE PERMIT TO OPERATE A BEVERAGE CONTAINERS BUYBACK FACILITY AND 2) TO MAKE A DETERMINATION OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

APPLICANT: CRV Only Store, Inc.

CASE NO: CUP-2023-0023

LOCATION: 5727 Kanan Road (AIN 2051-005-141)

ENVIRONMENTAL DETERMINATION: Exempt from the California Environmental Quality Act (CEQA) per §15303 of the CEQA Guidelines.

ZONING DESIGNATION: Commercial Shopping Center – Mixed Use – Affordable Housing (CS-MU-AH)

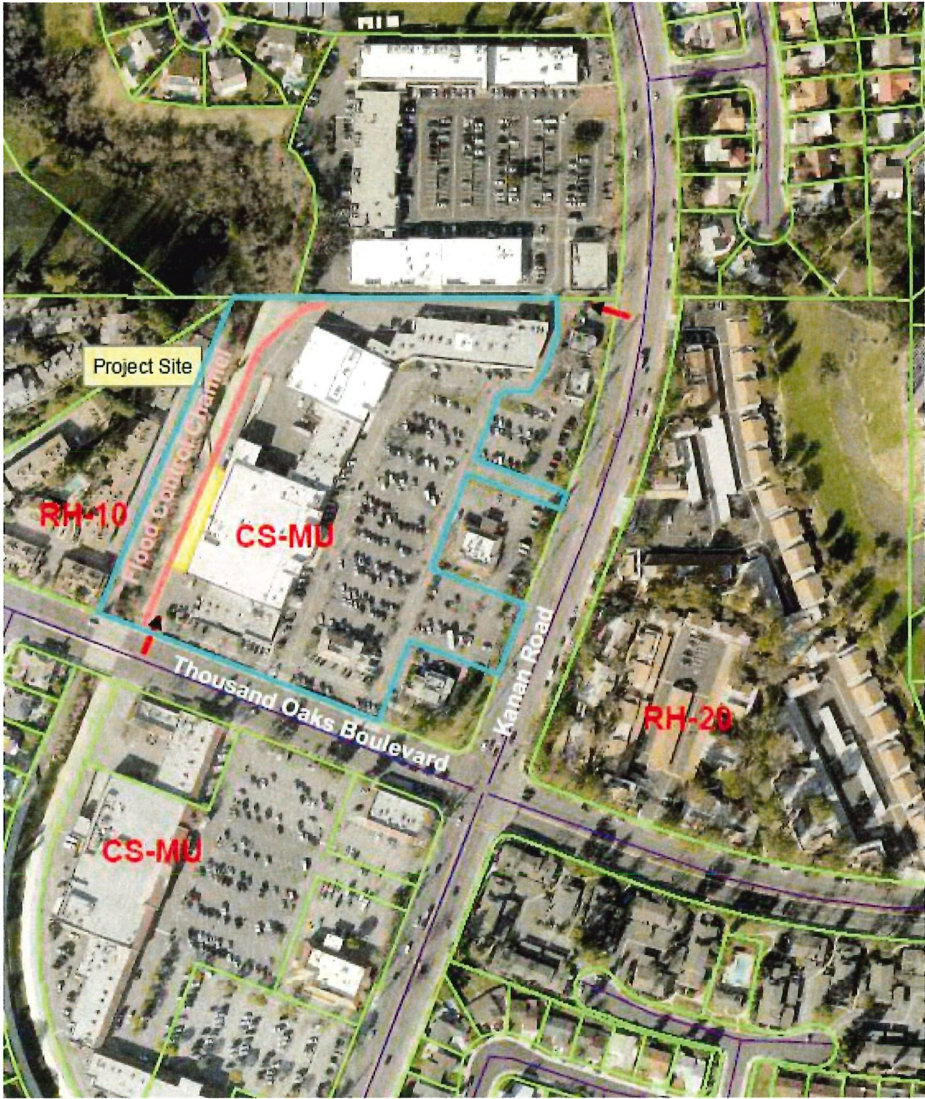
GENERAL PLAN DESIGNATION: Commercial Shopping Center – Mixed Use (CS-MU)

RECOMMENDATION: Staff recommends the Planning Commission approve Conditional Use Permit No. CUP-2023-0023, subject to conditions, based on the findings of the attached Draft Resolution.

I. PROJECT BACKGROUND AND DESCRIPTION

The applicant, CRV Only Store, Inc., is requesting the approval of a Conditional Use Permit (CUP), Case No. 2023-0023, to operate a beverage containers buy-back facility at 5727 Kanan Road (“the Project”). The property is located at the northwest corner of Kanan Road and Thousand Oaks Boulevard as shown in Figure 1-Vicinity Map. The property is zoned Commercial Shopping Center – Mixed Use with an Affordable Housing Overlay (CS-MU-AH), which allows both commercial and residential uses.

Figure 1 – Vicinity Map



Source: City GIS Database

The property is across the street from a multi-family residential development to the east and is adjacent to a multi-family residential development to the west. Both properties to the north and south are occupied by retail shopping centers.

Pursuant to the City's commercial use table located in Agoura Hills Municipal Code (AHMC) Section 9312.2, the operation of a recycling center requires a CUP. The applicant applied for a business license in 2023, which is when staff realized that the business was operating without a CUP.

The facility is at the rear of the shopping center, directly behind the supermarket along a drive aisle that provides access to delivery trucks and employee vehicles. It is made up of two, eight-foot-wide by 24-foot-long containers, which occupy approximately 400 square feet of drive aisle space, the equivalent of two-and-a-half parking spaces. One container is used to store the empty beverage containers and while the other houses trash cans, tables, shade structure, and other items used to operate the facility. The facility operates from 8:30 a.m. to 4:30 p.m., Monday through Saturday. Once a week, when one container reaches capacity, it is promptly replaced with an empty one.

California Beverage Container Recycling and Litter Reduction Act

The California Beverage Container Recycling and Litter Reduction Act was enacted in 1986 and was recently amended in 2023. The purpose of the act was to implement a financial incentive and a system to ensure the efficient and large-scale recycling of empty beverage containers. Californians pay a California Redemption Value (CRV) fee when they purchase beverages and receive a refund when they redeem containers at a buy-back facility or at a retailer. The California Department of Resources Recycling and Recovery ("CalRecycle") is the state agency that implements the act.

Most CRV eligible beverages include aluminum, glass, plastic, bimetal¹, and the refunds vary between five cents and 25 cents. Over 80 percent of the beverages sold in California are subject to the program (water, soda, fruit and vegetable juice, and beer). Wine and distilled spirits containers have become eligible as of January 1, 2024².

CalRecycle requires that supermarkets with a certain gross receipt provide a buy-back service. If multiple supermarkets are within a one-mile zone radius (also called the convenience zone), at least one supermarket is required to provide the service while the others are exempted from the requirement. If no buyback is available within the convenience zone, penalties may be imposed on the supermarket to the tune of \$100 per day until such time the situation is corrected.

From an operational standpoint, supermarkets enter into contractual agreements with vendors to operate a buyback facility to satisfy CalRecycle requirements, but in this case, the property owner/manager chose to manage the buyback facility by leasing

¹ A beverage container which consists of one or more metals and which is composed primarily of steel as defined by the California Beverage Container Recycling and Litter Reduction Act. (Pub. Resources Code, § 14506.3.)

² See SB 353, SB 1013, and AB 793.

space to CRV Only Store, Inc. on their property, in agreement with the supermarket operator on the property.

Figure 2 – Convenience Zone



Source: City GIS – 1 mile radius

Legislative Review

The Agoura Hills Municipal Code (AHMC) §9312.2 Commercial Use Table requires that Recycling Centers be reviewed by the Planning Commission with a CUP and findings made pursuant to AHMC §9673.2.(E). The Project is reviewed against the standards for the CS-MU District (AHMC §9341) and the development standards associated with commercial districts (AHMC §9303) and Commercial Outdoor Storage (AHMC §9392).

II. STAFF ANALYSIS

The purpose of the CS-MU District is to provide for planned shopping centers and multi-family residential units, as an integrated whole, and to promote a consistent and compatible operation with the neighborhood. The purpose of the Commercial Outdoor Storage standards is to provide the appropriate development criteria for such uses.

The plans submitted by the Applicant show the cargo containers placed approximately

90 feet from the rear property line that adjoins the multi-family zone. The minimum rear yard setback requirement is equal to the height of the tallest building on the site, which is, in this case, 20 feet. The facility complies with the setback requirement. The containers function as enclosures and do not exceed the maximum 10-foot height limit. The facility is setback over 117 feet from the side property line, which is the side of the property that abuts Thousand Oaks Boulevard right-of-way, thereby limiting its visibility from the street.

The shopping center can accommodate the customers parking demand for the facility. Based on the circulation pattern of the shopping center, the drive aisle functions as a one-way aisle and the facility would not reduce the minimum width of a one-way aisle. The city traffic consultant reviewed the plans and recommended that the applicant add signage and markings on the ground for a segment of the drive aisle to remind motorists of the requirement.

Furthermore, the facility does not exacerbate the deficiencies of the shopping center. The Project has been conditioned by the Engineering/Public Works and Community Development Departments to protect the public health and safety. These conditions address basic safety regulations pertaining to maintenance, circulation in and out of the property, storm water protection, and noise control. These conditions are attached to the draft resolution as Exhibit A.

III. FINDINGS

Conditional Use Permit. AHMC §9673.2(E)

Finding 1. The proposed use is consistent with the intent and purpose of this Article IX, the goals and objectives of the general plan and any applicable specific plan, and the purpose of the district in which the use is located.

Analysis: The project is consistent with the intent and purpose of the CS-MU-AH and General Plan Goal LU-5 because it provides a service which decreases the community's impact on the environment by providing a convenient location for recycling bottles and cans. The Project provides a service required by CalRecycle pertaining to the recycling of beverage containers that would otherwise impact landfills. The facility meets the need of multiple supermarkets and complies with the commercial outdoor storage standards. **The Project complies with the finding.**

Finding 2. The proposed use is compatible with the surrounding properties, based on the following land use factors:

- a. Whether the proposed use would generate offsite noise louder than ambient noise levels by considering (i) the volume and times of day such noise would be generated; (ii) the proximity to nearby residences schools and other sensitive uses; (iii) the topography of the surrounding area likely to affect how noise travels; and (iv) the presence of other nearby uses likely to generate offsite noise at similar times;*

- b. Whether the proposed use would result in increased vehicular and/or pedestrian traffic;*
- c. Whether access and off-street parking, including parking for guests, can be adequately provided such that available on-street parking for neighboring properties is not negatively impacted;*
- d. Whether the proposed building and site design elements, including without limitation, structures, fences, walls, lighting, landscaping, and signage, comport with the City's architectural design standards or otherwise achieve the City's goals in harmonizing development with the natural environment.*

Analysis: The Project does not significantly increase vehicular traffic at the intersection of Kanan and Thousand Oaks Boulevard and/or in and out of the shopping center. The facility is located along a driveway that serves the delivery zone of the shopping center and the marginal traffic increase will not impact the parking lot serving the tenants. The location is easily accessible, and patrons' vehicles can park in designated spaces near the facility. The noise generated by beverage containers is minimal and is not expected to exceed the outdoor noise levels authorized by AHMC during business hours. **The Project complies with the finding.**

Finding 3. The proposed use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, based on the following factors:

- a. Whether public and private roads and driveways used to access the property can safely accommodate all vehicular traffic associated with the proposed use, including emergency vehicles, and meet all applicable requirements of the Los Angeles County Fire Code;*
- b. Whether the proposed use could create harmful secondary nuisances that cannot be controlled through reasonable mitigation measures, including, without limitation: (i) littering on adjacent properties or public rights-of-way; (ii) public intoxication on adjacent properties or public rights-of-way; or (iii) increased risk of trespass, vandalism or other unlawful activity on adjacent properties or public rights-of-way;*
- c. Whether the proposed use will involve activities that would increase the likelihood, spread, or intensity of fire or other life-safety emergency;*
- d. Whether the proposed use involves or would result in the alteration or modification of existing drainage patterns, or increased erosion that cannot be controlled through reasonable mitigation measures;*

Analysis: The Project maintains a one-way drive aisle to allow emergency services to access the shopping center. The use is not expected to create or cause harmful secondary nuisances as its purpose is limited to specifically recycling consumer products. The containers and their contents are non-combustible and would not

increase the intensity of a fire. The facility is situated on a flat, paved driveway; it does not require grading, and would not alter drainage patterns. **The Project complies with the finding.**

Finding 4. The proposed use will comply with all applicable provisions of this Article IX, except for approved variances or modifications.

Analysis: The proposed use meets all applicable development standards and does not require a variance or a modification. The Project does not exacerbate the existing non-conformities of the shopping center. Separately, the proposed buyback facility meets all health and safety requirements. **The Project complies with the finding.**

Finding 5. That the proposed use shall not be in violation of applicable provisions of this Code or of federal, state, or local law.

Analysis: The Project complies with all applicable provisions of Article IX, as explained in Finding 4 above, and the Project complies with state and federal laws pertaining to recycling facilities. **The Project complies with the finding.**

IV. ENVIRONMENTAL REVIEW

The Project has been reviewed pursuant to the California Environmental Quality Act (CEQA) and has been determined to be Categorically Exempt from the CEQA Guidelines per §15303. This exemption includes the location of small facilities or structures appurtenant to the main building; no significant environmental impacts are expected from the development of this Project as it is the placement of small containers on a developed property. No exception to this categorical exemption applies as set forth in §15300.2 of the CEQA Guidelines, including, but not limited to, subsection (c) which relates to unusual circumstances that could have a significant effect on the environment.

V. FISCAL ANALYSIS

There is no fiscal impact on the City Council adopted 2023-24 budget as development costs are paid for by the applicant.

VI. RECOMMENDATION

Based on the foregoing analysis, staff recommends that the Planning Commission approve Conditional Use Permit Case No. CUP-2023-0023 to operate a beverage containers buyback facility and make a determination of exemption under the California Environmental Quality Act.

VII. ATTACHMENTS

1. Draft Resolution for the Conditional Use Permit
 - a. Exhibit A, Conditions of Approval
2. Vicinity Map
3. Project Plans
4. Operator's Business Plan
5. Photographs

Case Planner: Valerie Darbouze, Associate Planner

ATTACHMENT 1

Draft Resolution for the Conditional Use Permit

Exhibit A – Conditions of Approval

RESOLUTION NO. 24-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT CASE NO. CUP-2023-0023 TO OPERATE A BEVERAGE CONTAINERS BUYBACK FACILITY, AND MAKING A DETERMINATION OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, HEREBY FINDS, RESOLVES, AND ORDERS AS FOLLOWS:

Section I. An application was duly filed by Maria Khachiyan from CRV Only Store, Inc. with respect to the real property located at 5727 Kanan Road, Assessor Identification Number 2051-005-141, requesting the approval of a Conditional Use Permit (Case No. 2023-0023) to operate a beverage containers buyback facility ("Project").

Section II. The Project has been reviewed pursuant to the California Environmental Quality Act (CEQA) and has been determined to be Categorically Exempt from the CEQA Guidelines per §15303. This exemption includes the location of small facilities or structures appurtenant to the main building; no significant environmental impacts are expected from the development of this Project as it is the placement of small cargo containers on a developed property. No exception to this categorical exemption applies as set forth in §15300.2 of the CEQA Guidelines, including, but not limited to, subsection (c) which relates to unusual circumstances that could have a significant effect on the environment.

Section III. The Planning Commission of the City of Agoura Hills considered the Project application at a public hearing held on March 21, 2024, at 6:30 p.m. in the City Council Chambers located at 30001 Ladyface Court, Agoura Hills, California. Notice of the time, date, means of participation in, and purpose of the aforesaid hearing was duly given and published as required by state law.

Section IV. Evidence, both written and oral, including the staff report and supporting documentation, was duly presented to, and considered by the Planning Commission at the aforesaid public hearing.

Section V. Conditional Use Permit Findings. Based on the evidence presented at the public hearing, including the staff report and oral and written testimony, the Planning Commission finds, pursuant to the Agoura Hills Municipal Code (AHMC) §9673.2.E, that:

1. The proposed use is consistent with the intent and purpose of Article IX of the AHMC, the goals and objectives of the general plan and any applicable specific plan, and the purpose of the district in which the use is

located. The project is consistent the intent and purpose of the CS-MU-AH as well as the General Plan, and specifically General Plan Goal LU-5, because it provides a service, which decreases the community's impact on the environment by providing a convenient location for recycling bottles and cans. The Project provides a service required by the California Department of Resources Recycling and Recovery ("CalRecycle") pertaining to the recycling of beverage containers that would otherwise impact landfills. The facility meets the needs of multiple supermarkets and the public and complies with the commercial outdoor storage standards.

2. The proposed use is compatible with the surrounding properties based on the factors set forth in §9673.2.E. The Project does not significantly increase vehicular traffic at the intersection of Kanan and Thousand Oaks Boulevard and/or in and out of the shopping center. The facility is located along a driveway that serves the delivery zone of the shopping center and the marginal traffic increase will not impact the parking lot serving the tenants. The location is easily accessible, and patrons' vehicles can park in designated spaces near the facility. The noise generated by beverage containers is minimal and is not expected to exceed the outdoor noise levels authorized by AHMC during business hours.

3. The proposed use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare based on the factors set forth in §9673.2.E. The Project maintains a one-way drive aisle to allow emergency services to access the shopping center. The use is not expected to create or cause harmful secondary nuisances as its purpose is specific to recycling. The containers and their contents are non-combustible and would not increase the intensity of a fire. The facility is situated on a flat, paved driveway and does not require grading and would not alter drainage patterns.

4. The proposed use will comply with all applicable provisions of Article IX of the AHMC, and no variances or modifications are proposed. Furthermore, the Project does not exacerbate the existing non-conformities of the shopping center. Separately, the Project meets all applicable development standards, including setbacks, and the buyback facility will meet all health and safety requirements.

5. The proposed use is not in violation of applicable provisions of local law described in the AHMC, or of federal, or state, law. The Project is permitted to operate in the Commercial Shopping Center – Mixed Use – Affordable Housing (CS-MU-AH) District and meets all applicable development standards. The Project will comply with all state and federal laws, including those which pertain to buyback facilities.

Section VI. Based on the aforementioned findings, the Planning Commission hereby approves Conditional Use Permit, Case No. CUP-2023-0023, subject to Conditions of Approval, attached herein as Exhibit A, with respect to the property described in Section I hereof.

Section VII. The Secretary of the Planning Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and this certification to be entered in the Book of Resolutions of the Planning Commission of the City.

PASSED, APPROVED and ADOPTED this 21st of March 2024, by the following vote to wit:

AYES: (0)
NOES: (0)
ABSENT: (0)
ABSTAIN: (0)

Kate Anderson, Chairperson

ATTEST:

Denice Thomas, Secretary

Exhibit A
CONDITIONS OF APPROVAL
(Case No. CUP-2023-0023)

PLANNING DIVISION

1. This decision, or any aspect of this decision, can be appealed to the City Council within fifteen (15) days from the date of the Planning Commission's action, subject to filing the appropriate forms and related fees.
2. The approval of this permit shall not be effective for any purpose until the applicant has agreed in writing that he/she is aware of, and accepts, all conditions of this permit issued by the City of Agoura Hills.
3. Except as specifically modified by conditions of approval, the Project shall operate in substantial conformance with the approved plans and project description. The Project shall further comply with all conditions of approval stipulated in this resolution attached hereto. In the event project plans conflict with any condition of approval, the condition shall take precedence.
4. Minor changes to the approved plans or the conditions of approval may be approved by the Community Development Director, provided such changes achieve the same results and the project is still in compliance with the Agoura Hills Municipal Code. Revised plans reflecting the minor changes and additional fees shall be required to be submitted to complete the record.
5. It is hereby declared to be the intent that if any provision of this permit is held or declared invalid, the permit shall be void and the privileges granted hereunder shall lapse.
6. It is further declared and made a condition of this action that if any condition herein is violated, the permit shall be suspended and the privileges granted hereunder shall lapse; provided that the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days.
7. All requirements of the Agoura Hills Municipal Code and of the specific zoning designation of the subject property must be complied with unless set forth in this permit or on the approved plans.
8. This Conditional Use Permit (CUP) shall lapse and shall become void two years following the date on which the CUP became effective unless the business starts operating.
9. All outstanding fees owed to the City, if any, shall be paid by the applicant within thirty days from the date of this approval.

10. It is the responsibility of the applicant and/or his or her representatives to report to the City any changes related to any aspects of the operation prior to undertaking the changes.
11. I understand that the receipt of the approvals and the rights granted pursuant to such approvals are for my benefit (or that of my principal). Therefore, if the approvals, any conditions attached thereto, or any other City permits issued pursuant to such approvals, are challenged by a third party, I will be responsible for defending against this challenge. I agree to accept this responsibility for defense at the request of the City and also agree to defend and indemnify (with counsel of the City's choosing), and hold the City harmless from any costs, claims, demand, financial loss, penalties, fines, judgments, or liabilities arising from the approvals, any conditions attached thereto, or any City permits issued pursuant to such approvals, including without limitation, any award or attorney's fees that might result from the third party challenge, excepting only liability arising from the sole negligence, gross negligence, or intentional misconduct of City. For the purpose of this indemnity, the term "City" shall include the City of Agoura Hills, its officers, officials, employees, agents, and representatives. For the purpose of this indemnity, the term "challenge" means any legal or administrative action to dispute, contest, attack, set aside, limit, or modify the approval, project conditions, or any act upon which the approval is based, including, but not limited to, any action alleging a failure to comply with the California Environmental Quality Act or other laws.
12. All moveable items used for the operation of the facility shall be stored away when the facility is closed.
13. The drive aisle shall be maintained clear of structures to allow the passing of vehicles and shall not block a fire lane or access to fire hydrants.
14. The facility shall operate in compliance with the California Beverage Container Recycling and Litter Reduction Act and shall always maintain a copy of the CalRecycle certification on site.
15. The facility shall maintain a current business license and provide emergency contact information.
16. The number, location, and size of the cargo containers shall be as shown on the approved plans.
17. The facility shall operate between the hours of 8:30 am and 4:30 pm Monday through Saturday and shall be closed on Sundays.
18. No pickup or delivery of items or containers shall occur in the morning before 7:00 am.

19. The containers shall be securely locked after hours, and their contents protected from the weather.
20. All temporary movable items associated with the operation of the facility shall be stored away when the facility is closed.
21. All storing containers shall be maintained in good condition and free of graffiti.
22. The site shall be maintained clean, sanitary, and free of litter and any other waste materials and shall be cleaned daily.
23. A 15-square foot sign may be used to identify the name of the facility, operating hours, and rules and regulations, and must be securely fastened to the container or building.
24. The facility shall maintain adequate on-site refuse containers for the disposal of non-recyclable and non-hazardous waste.
25. The facility shall operate in a manner which ensures that no liquid from recyclable beverage containers is dumped on the ground anywhere on the property or adjacent properties.
26. The facility shall operate in accordance with the noise regulations for interior and exterior noise levels located in Agoura Hills Municipal Code §9656.

ENGINEERING/PUBLIC WORKS DEPARTMENT

27. The Applicant shall be responsible for installing one-way signage as approved by the City Engineer or the Department's designee.
28. The Applicant shall cause the retrofitting of the drainage inlet and the recordation of a covenant for continued stormwater maintenance, using City-approved forms, with the Los Angeles County Flood Control District. An electronic copy of this document can be obtained from the City of Agoura Hills Department of Public Works by calling 818-597-7329.
29. The Applicant shall submit a plan for review and approval to the Public Works Department that demonstrates how power washing activity is performed and the used water during pressure washing activities is collected for proper disposal.

BUILDING AND SAFETY DIVISION

30. The Applicant shall demonstrate that the fully loaded weight of the container (over 20,000 lbs.) can be supported by the existing Asphalt Concrete (AC) surface without causing damage.

END

ATTACHMENT 2

Vicinity Map

City of Agoura Hills

Conditional Use Permit Case No. CUP-2023-0023

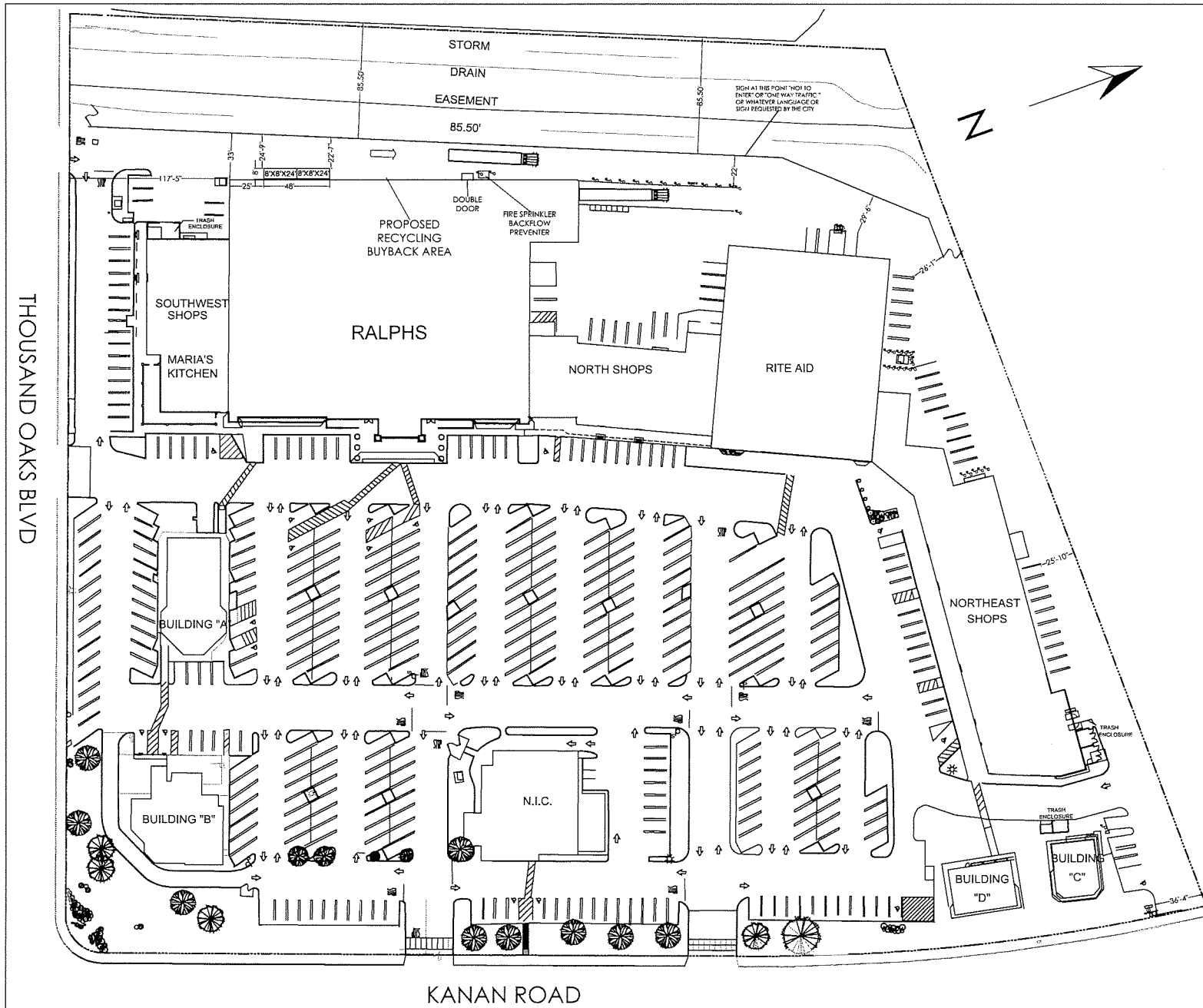
Vicinity/Zoning
Map



0 95 190 380 570 760 Feet

ATTACHMENT 3

Project Plans



Prepared by Altek
Engineering, Inc.
316 N MARYLAND
AVE SUITE 108
GLENDALE, CA
91206
818-209-2381

Assessor ID 2051-006-141
Zone: COMMERCIAL SHOPPING
CENTER-MIXED USE (SC-MU)
PM 108-75-77 20181015
POR of LOTS 3 & 4

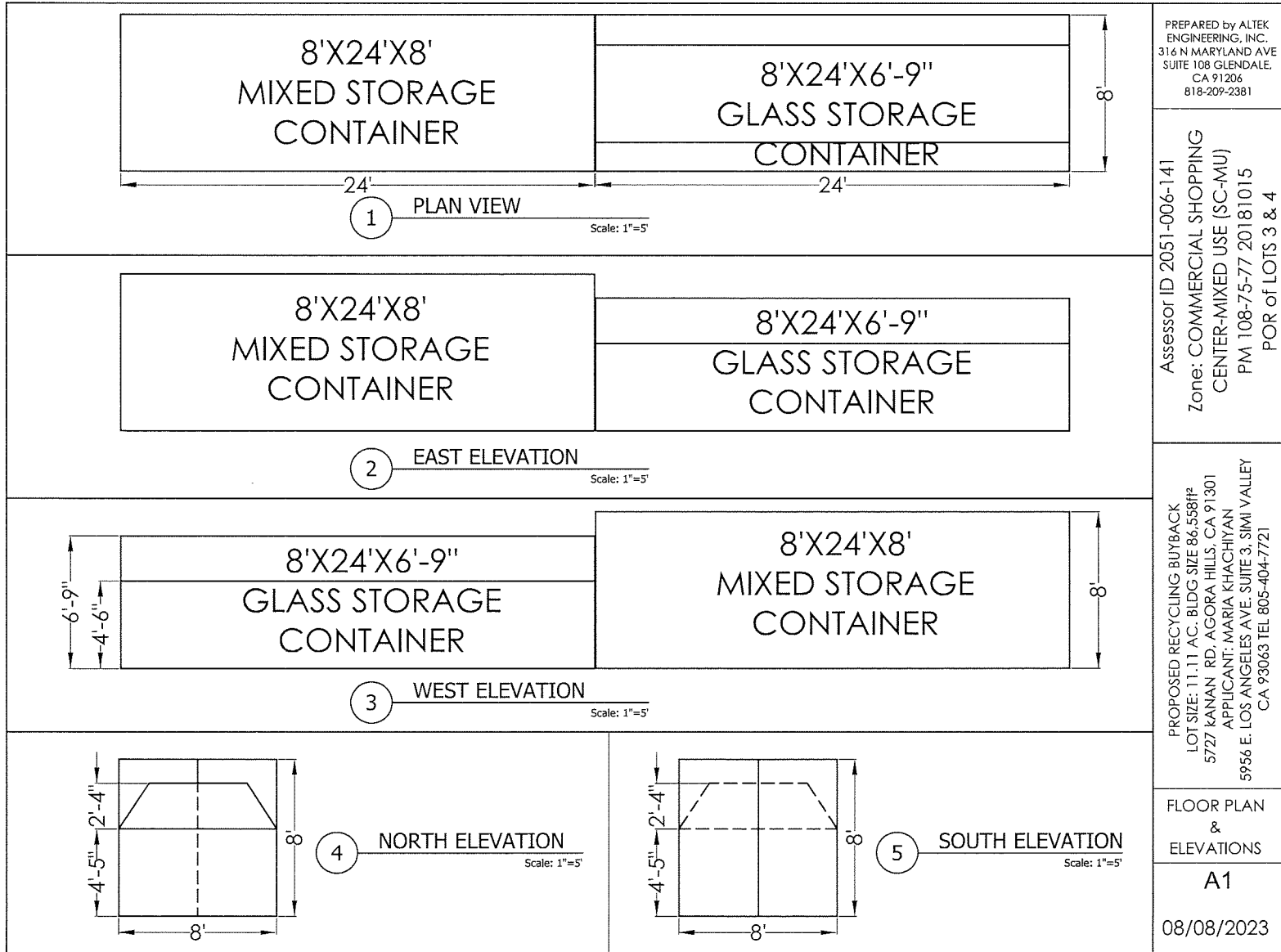
PROPOSED RECYCLING BUYBACK
LOT SIZE: 11.11 AC. BLDG SIZE 86,558ff²
5727 KANAN RD, AGORA HILLS, CA 91301
APPLICANT: MARIA KHACHIYAN
5956 E. LOS ANGELES AVE. SUITE 3, SIMI VALLEY
CA 93063 TEL 805-404-7721

SITE PLAN
T1

Scale: 1/32"=1'

THOUSAND OAKS BLVD

KANAN ROAD



ATTACHMENT 4

Business Plan

5727 Kanan Road Street Proposed Recycling Buyback Center Business Plan

The Recycling Buyback Center will consist of two portable metallic storage containers one of them a shorter container for glass and the second one eight feet high for all remaining types of beverage containers. The attendant will open the double doors of the eight feet high container and conduct the business from that area in front of the open door container. Empty lightweight bins with labeled tare weights will be stored in the receiving area for customers to pick and fill their sorted cans and bottles into separate bins. The attendant will weigh the incoming material on a portable scale and pay the patrons amount due. The attendant will then store the glass bottles in the shorter container and all other beverage containers in the taller container. Also in the receiving area will be a 5 gallon bucket to let the customers drain any liquid contents from their containers and remind them to bring empty containers only. A 50 gallon trash bin located inside the tall container will be used to collect trash and emptied on a daily basis. Recycling containers will be swapped whenever they are full with clean empty containers.

There will be 1-3 employees based on volume of customers. The employees will do the weighing, pay customers, store materials in storage containers, inform customers on rules to maintain clean operation, maintain a clean site surrounding the recycling area, and ensure customers do not loiter at the site.

House rules

The recycling center shall be maintained in a clean, safe and sanitary condition on a daily basis;

Recycling Center Operator shall not permit loitering, camping, public begging, and consumption of alcoholic beverages, use of illegal narcotics, or any other criminal activity on the premises. Operator will call law enforcement if he notices any illegal activity in the vicinity.

Areas impacted by the recycling buyback center will be power washed on as needed basis. Power washing washwater will be collected and disposed in the sanitary sewer only. Efforts will be made to reduce and eliminate pavement staining due to residual liquids from containers.

Signage

All signage required by the CalRecycle will be installed on the doors of the container to be visible to patrons during the hours of the operations and also when the center is closed.

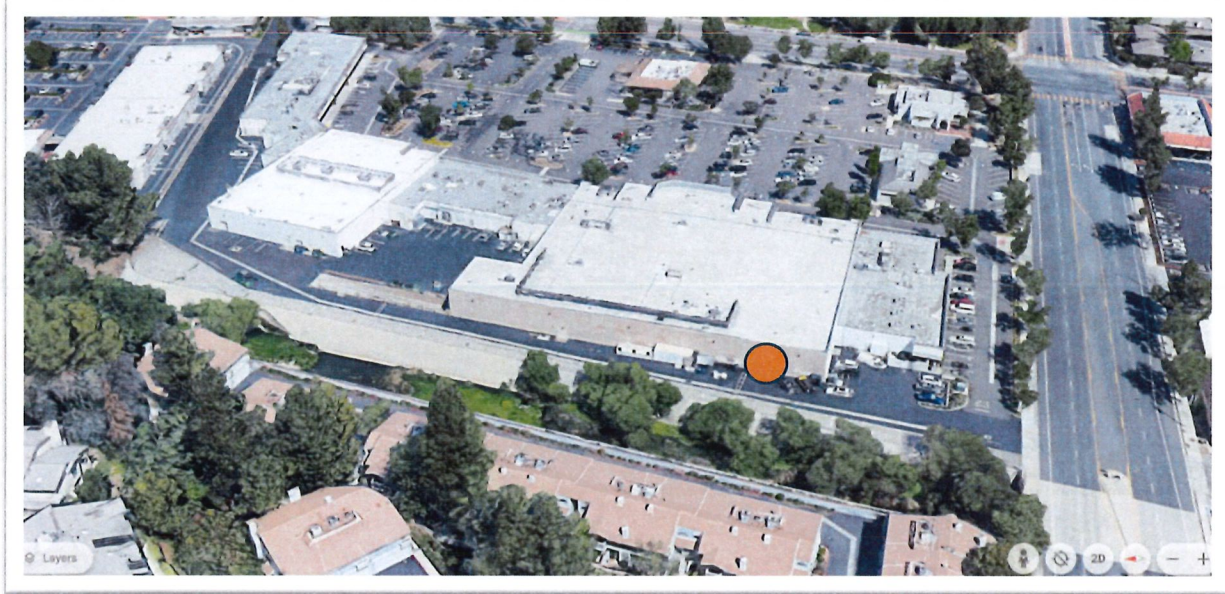
Signage will be in English and Spanish regarding:

- Hours of operation: Monday to Saturday 8:30am to 4:30pm & Sunday closed
- Name and number of operator and a notice stating that no material shall be left outside the recycling center structure
- Directional signage telling people that no loitering is allowed and that there is no dumping of containers on the ground or landscaping
- Types of containers accepted and rates

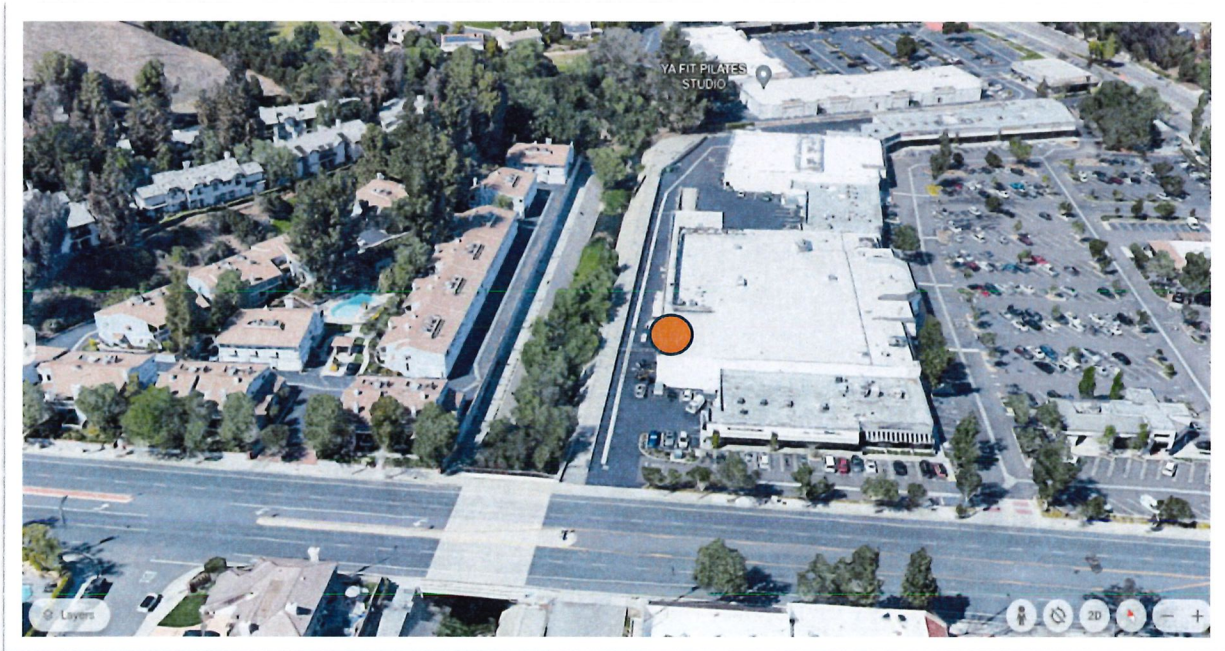
ATTACHMENT 5

Photographs

PHOTOGRAPHS



**Conditional Use Permit Case No. CUP-2023-0023
Beverage Containers Buy-Back Facility**









This container is replaced by shorter glass container



Storm Drain
Easement

Backflow Preventer for
Ralphs Fire Sprinkler System

Google