

RENOVATE RECYCLE, INC.
Mr. Edwin Garcia

Conditional Development Permit No. 2019-0031

Project Site

- **138 West Bryant Street**
- **Project Site 0.46 acres (1 parcel)**
- **Existing 1,520 square-foot building, 490 square-foot canopy, and a paved storage yard**
- **Previous use on the property was a heavy equipment repair**



Project Proposal

- **No new building square footage**
- **Improvements include:**
 - 6-foot high block wall on west and south of yard with two (2) access gates
 - Installation of surveillance and alarm systems and lighting
 - Installation of parking lot improvements, including striping for 11 new parking spaces, 2 designated spaces for a roll-off truck and a bobtail truck, and area for forklift
 - Striping and signage to facilitate one-way circulation on a minimum 19-foot wide internal driveway with unloading limited to parking spaces
 - Installation of two 40-yard (approximately 8 feet wide by 8 feet tall and 26 feet long) recyclable material storage containers
 - Installation of landscaping within the front setback
 - Interior improvements to facilitate cashier office and shop storage

Project Proposal

Operations include:

- Hours of operations will be 8AM - 5PM on Monday through Friday and 8AM - 2PM on Saturday.
- Collection of aluminum cans, plastic and glass bottles as well as scrap materials including non-ferrous metals, copper, steel, scrap aluminum, stainless steel, die cast, brass, mattresses, paper, and electronic devices from the public.
- Shipment of collected materials daily, or as needed (approx. 1 per day)
- No acceptance of after-hour donations, hazardous or flammable material.
- No power-driven processing equipment used outside of the building
- Daily cleaning of the site and street frontage

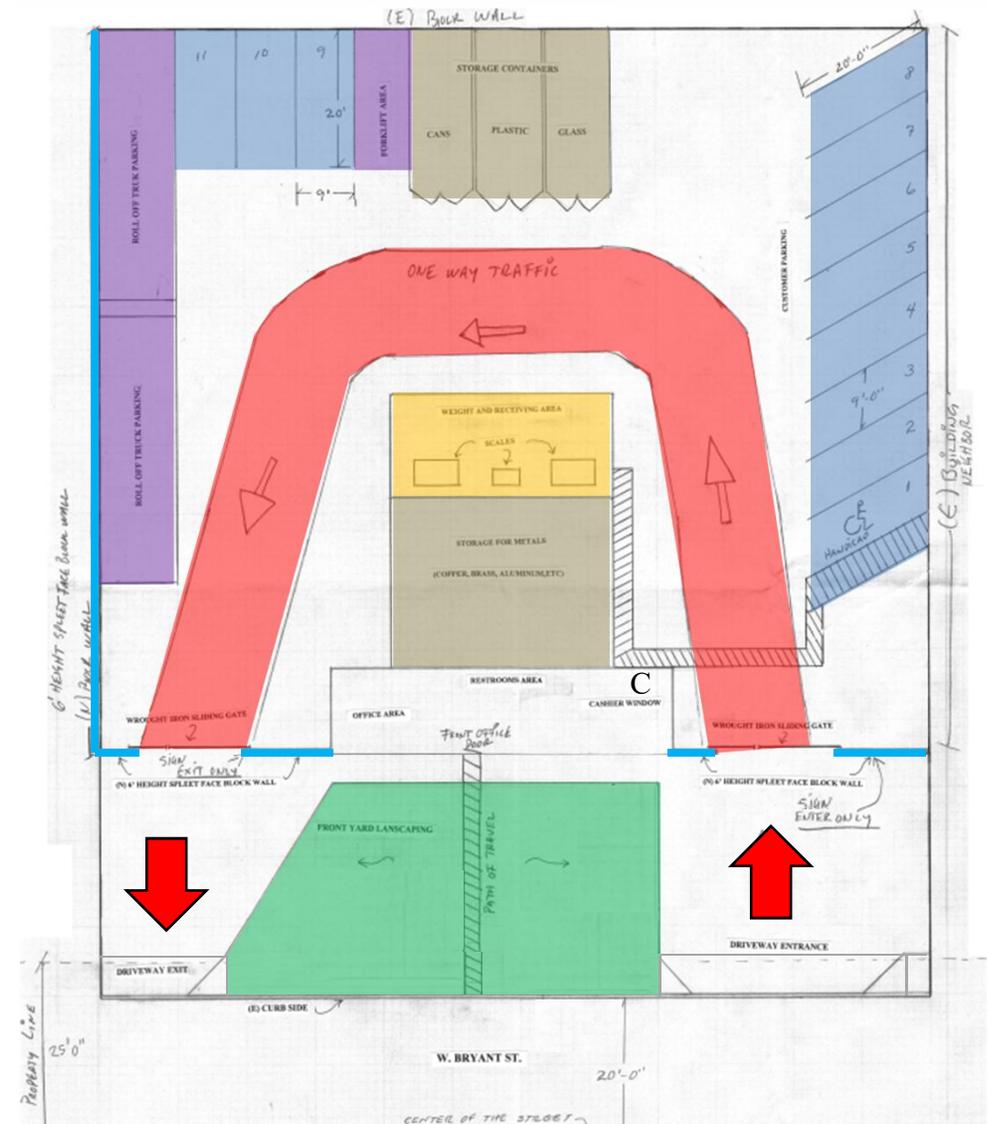
Project Proposal

Recommended Conditions of Approval:

- The operator shall display a notice stating that after-hours donation of recyclable materials is prohibited.
- The operator shall be maintained free of litter and any other undesirable materials and cleaned of loose debris on a daily basis)
- The operator shall display a sign for the facility to include the name and phone number of the facility operator and hours of operation.
- The use of power-driven processing equipment outside of the enclosed building is prohibited
- The operator shall provide a quarterly report to the director of public works identifying the type and amount of materials recycled by the facility during the quarter which will assist the city in determining the amount of solid waste diverted from its waste stream as required by the California Integrated Waste Management Act of 1989 (AB 939)

Site Design

- 19-foot min. one-way drive aisle 
- 11 vehicle parking spaces 
- Designated parking areas for trucks and forklift 
- Canopy Area - weighing 
- Material Storage areas 
- 25-foot Landscape area 
- 6-foot high block wall w/gates 
- Cashier window = C



Summary

- **The project is consistent with Chapter 18.108 (Regulation of Recycling Facilities) of the Rialto Municipal Code.**
- **The project is consistent with the Heavy Industrial (H-IND) zone and the Agua Mansa Specific Plan.**
- **The project is consistent with the following goals of the General Plan**
 - **Goal 2-22: Promote industrial development that is well designed, people-oriented, environmentally sustainable, sensitive to the needs of the visitor or resident, and functionally efficient for its purpose**
 - **Goal 2-34: Achieve waste recycling levels that meet or exceed State mandates.**
 - **Goal 3-1: Strengthen and diversify the economic base and employment opportunities and maintain a positive business climate**
- **The project is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301, Existing Facilities.**

Recommendation

- **Approve Conditional Development Permit No. 2019-0031**