



## NOTICE OF INTENT TO ADOPT NEGATIVE DECLARATION

### NOTICE OF PUBLIC HEARING CITY OF MONTEBELLO PLANNING COMMISSION

#### Conditional Use Permit Modification

**Location:** 1701 Gage Road

**Case Nos.:** CUP No. 02-94-M1/ENV No. 115-20-MND

**Project Description:** NASA Services, Inc. is proposing to modify an existing Conditional Use Permit (CUP) No. 02-94 to allow for the operation of a solid waste transfer station at a site previously occupied by a glass recycling facility. The existing CUP at the Project Site allows for the establishment of a glass recycling facility within the designated M-2 (Heavy Manufacturing) zone. The proposed modification will allow for the processing and transfer of up to 1,500 tons per day (TPD) of municipal solid waste (MSW) at the same M-2 designated site. The 1.07-acre site is currently developed with a 1,856-square-foot (SF) wood-frame and stucco office building, a 3,500 SF metal building, a 240 SF paved parking/drive aisles and approximately 6,000 SF of landscaping. The site is currently utilized as a collection truck and roll-off container storage yard for NASA Services. The existing structures will be demolished and a 26,940 SF building will be erected in its place. The building will consist of three elements: 1) a 25,250 SF transfer station building; 2) offices totaling 1,530 SF, and 3) a 160 SF scale house. The transfer station building will be approximately 40 feet tall. The proposed solid waste transfer station is substantially similar to the previously-approved use, in which waste was received, processed and loaded for off-site shipment. The proposed project will include several additional controls established, such as a fully enclosed building for all industrial activities.

**Zone:** M-2 (Heavy Manufacturing) zone

**General Plan Designation:** Industrial

**Environmental:** An Initial Study recommending a Negative Declaration has been prepared and posted. The 20-day public review period for the Initial Study of Environmental Impacts and Negative Declaration begins November 10, 2020 and ends November 30, 2020. The Initial Study and Negative Declaration can be reviewed by appointment at the City of Montebello, 1600 W. Beverly Blvd, due to COVID-19 guidelines. Appointments can be made by calling (323) 887-1200. Additionally, the documents may be downloaded at: <https://cityofmontebello.com/ceqa-documents.html>

**NOTICE IS HEREBY GIVEN** that the City of Montebello Planning Commission will hold a public hearing on the Conditional Use Permit application. The meeting is scheduled on:

**Date:** Tuesday, December 1, 2020  
**Time:** 6:30 p.m.  
**Place:** City Hall Council Chambers  
1600 West Beverly Boulevard  
Montebello, CA 90640



As authorized by the Governor's Executive Order No. N- 29-20, those interested in making public comments, may call on Tuesday, December 1st, 2020 between 9:00 a.m. – 3:00 p.m. at (323) 887-1200 ext. 493. Staff will complete public comment cards in the order received. The public will be called during the Planning Commission meeting that begins at 6:30 p.m. The exact call back time is not predictable due to the nature of the Planning Commission agenda. As a result, you must be available until the end of the meeting to receive a live call from staff during the meeting. In addition, the City has created an email address [ppubliccomment@cityofmontebello.com](mailto:ppubliccomment@cityofmontebello.com) where the public can submit public comments from 4:30 p.m. – 5:30 p.m. on Tuesday, December 1st, 2020. These questions will be read out loud and submitted for the record. The email address for Planning Commission meetings can be located on the City's webpage under <https://www.cityofmontebello.com/planning-commission-meeting.html>.

Written comments may also be mailed or delivered to the City of Montebello Planning Commission at the Planning Division office address identified below. If you challenge the matter in court, you may be limited to raising those issues you or someone else raised at the public hearing, or in written correspondence delivered to the City of Montebello at, or prior to, the public hearing.

For more information about the project and the related environmental documentation please contact:

**Contact Person:** Saara Chaudry  
**Phone:** 323.887.1200 ext. 454  
**Email:** [schaudry@cityofmontebello.com](mailto:schaudry@cityofmontebello.com)  
**Address:** City of Montebello, City Hall, Planning Division, 1600 W. Beverly Blvd, Montebello, CA 90640  
**City Website:** [www.cityofmontebello.com](http://www.cityofmontebello.com)