

3. Conditional Use Permit for City of Los Angeles to Operate an Asphalt Recycling Plant at 4221 Bandini Boulevard

Recommendation:

A. Conduct a Public Hearing;

B. Find that the proposed project is exempt from California Environmental Quality Act (CEQA) review pursuant to Class 32 In-Fill Developments (CEQA Guidelines 15332) as the property is surrounded with compatible industrial uses and no adverse impacts from traffic, parking, noise, dust, air quality, or water quality are expected to occur from this project; and

C. Adopt Resolution No. 2025-006 approving a Conditional Use Permit allowing the City of Los Angeles to operate an asphalt recycling plant at 4221 Bandini Boulevard and making certain findings as necessary.

City Council Agenda Report

Meeting Date: April 1, 2025
From: Daniel S. Wall, P.E., Director of Public Works
Department: Public Works
Submitted by: Daniel S. Wall, P.E., Director of Public Works

Subject

Conditional Use Permit for City of Los Angeles to Operate an Asphalt Recycling Plant at 4221 Bandini Boulevard

Recommendation

- A. Conduct a Public Hearing;
- B. Find that the proposed project is exempt from California Environmental Quality Act (CEQA) review pursuant to Class 32 In-Fill Developments (CEQA Guidelines 15332) as the property is surrounded with compatible industrial uses and no adverse impacts from traffic, parking, noise, dust, air quality, or water quality are expected to occur from this project; and
- C. Adopt Resolution No. 2025-006 approving a Conditional Use Permit allowing the City of Los Angeles to operate an asphalt recycling plant at 4221 Bandini Boulevard and making certain findings as necessary.

Background

A Conditional Use Permit (CUP) provides flexibility within zoning ordinances and allows for proper integration of uses into the community which may only be suitable in specific locations or designed and constructed in a particular manner or under certain conditions. A CUP requires City Council approval as noted in Chapter 17.72 of the Vernon Municipal Code (VMC) which specifies the conditions that must be met and appropriate process for granting a CUP.

An application was submitted for a CUP allowing the City of Los Angeles (the "Applicant") to operate an asphalt recycling plant at 4221 Bandini Boulevard (the "Property") (Attachment 4). This plant will receive asphalt pavement being removed from City of Los Angeles street projects which will be crushed and stockpiled for use as road base and/or for use as aggregate in new asphalt pavement on City of Los Angeles street projects. The buildings on the property currently contain 55,000 square feet of floor space. The applicant plans to demolish approximately 34,865 square feet of buildings on the 3.75-acre property. No new structures will be built on the property.

Project

The proposed project is an asphalt recycling plant occupying a property previously occupied by four businesses. The total number of employees for the project is estimated to be seven (7). The plant will operate from 5:00 am to 1:30 pm Monday through Friday, and occasionally on weekends.

Vehicle Movements and Access

The proposed project will provide thirty-five (35) automobile parking spaces and ten (10) truck parking spaces. Located at the corner of Bandini Boulevard and Bonnie Beach Place, vehicles will enter the site from Bonnie Beach Place and exit on Bandini. It is estimated that the project will generate up to 60 to 80 truck round trips per day. Given its location and previous uses and time of operation, traffic in the area will not be adversely affected by the proposed project.

Zoning and General Plan Consistency

The proposed project will be consistent with the City's General Plan upon approval of the CUP. Section 17.22.030 of the Vernon Municipal Code authorizes recycling facilities in the I Zone with a Conditional Use Permit.

CEQA Analysis

The proposed project is surrounded by properties with compatible industrial uses. No adverse impacts from traffic, parking, noise, dust, air quality, or water quality are expected to occur from this project. Staff has determined that the project is categorically exempt from CEQA pursuant to Class 32 In-Fill Developments (CEQA Guidelines 15332).

State and Federal Conditions

All State, Federal and local regulatory permits shall be obtained as required for the operation.

Staff Findings

Section 17.72.060 of the VMC states that a Conditional Use Permit shall not be granted unless all of the findings listed below have been made. Staff concludes that the following findings can be made, and recommends that they be made in the following manner:

- a. The lot for the proposed use is adequate in size, shape and topography, including any required drainage and landscaping.
 - i. The proposed project will provide adequate parking and truck staging and is adequate in size, shape and topography for the proposed use.
 - ii. The site will be constructed to ensure that the drainage and landscaping conform to the requirements of the VMC.
- b. The use permitted will not have a material adverse impact on the public.
 - i. No adverse impacts including impacts from traffic, parking, noise, dust, air quality, or water quality are expected to occur from this project.
- c. The proposed use is compatible with the existing authorized uses of surrounding and adjacent properties.
 - i. The proposed use is similar to manufacturing, transportation and warehousing uses of surrounding and adjacent properties.
- d. The lot has adequate off-street parking and loading facilities, and vehicle maneuverability for the proposed use.
 - i. All required parking is provided on-site.
 - ii. Site circulation with vehicles entering on Bonnie Beach Place and exiting onto Bandini helps to ensure adequate maneuverability for the proposed use.
- e. The location, operation and design for the proposed use is consistent with the General Plan, any applicable specific plan and the zoning regulations of the City.
 - i. The proposed use with respect to the location, operation and design is consistent with the City's Zoning Code and General Plan with the approval of a CUP.
- f. The use is consistent with all applicable Federal, State, and local laws, rules and regulations.
 - i. The proposed use is consistent with all applicable Federal, State, and local laws, rules and regulations because the conditions of the project require that all required permits be obtained and followed.

- g. The proposed use will not have a significant adverse impact on the general welfare as a result of noise, increased traffic, interference with the flow of traffic, or dust.
 - i. The proposed project will not adversely impact the general welfare because sufficient parking, loading and maneuvering will be provided on site. The project has access to Bonnie Beach and to Bandini which are of adequate size and pavement type to handle to traffic generated by the proposed project.
 - ii. The proposed project will not cause excess noise or dust.
- h. The conditions applied to the permit are necessary to protect the public health, safety, and general welfare.
 - i. All of the conditions imposed on the Project are necessary to protect the public health, safety and general welfare because the conditions are limited in nature and ensure that the property is used in a manner consistent with that represented by the applicant.

Conditions

It is recommended that the following conditions be set on the permit. These conditions are necessary to protect the public health, safety and general welfare:

- a. The facility shall be operated in accordance with all current codes, rules and regulations and subject to fees as adopted by the City of Vernon, the State of California and other governmental agencies not otherwise addressed by this grant of a conditional use permit.
- b. The facility shall be operated in a manner that will prevent unsanitary conditions, odors and other nuisances.
- c. All subject work shall be in accordance with City Standards. No Changes shall be made in the site development except with the prior approval of the Director of Public Works.
- d. The facility shall be operated in a manner that will not impede traffic on Bandini Boulevard or Bonnie Beach Place. No truck maneuvering, truck staging or truck parking associated with the facility shall take place offsite or on the public street without prior approval from the Public Works Department.
- e. The property owner and any successors in interest shall indemnify, hold harmless and defend the City of Vernon, its officers, agents and employees from and against all claims, complaints or petitions for: (1) damages, losses expenses resulting from bodily injury, sickness, disease, disability or death arising from the operation of the facility excluding therefrom any such claim resulting from the sole negligence or intentional wrong doing of the City of Vernon, its officers, agents or employees; (2) a peremptory writ or other relief by way of injunction, mandamus, or administrative mandamus; and/or (3) legal expenses and attorney's fees incurred by the City of Vernon on behalf of any party in such actions or proceedings. The City of Vernon does not waive its right to participate in the defense of any such action.
- f. The facility shall meet all applicable requirements of Air Quality Management District Rule 403 Fugitive Dust.
- g. Permittee shall provide the City with a Fugitive Dust Control Plan for review and approval by the City and implementation by the Permittee prior to the start of operations. Plan shall be modified at any time as requested by the City. At a minimum, plan shall require the following:
 - Install at each point of vehicle egress from the site a wheel shaker/wheel spreading device consisting of raised dividers (rails, pipe, or grates) at least 24 feet long and 10

feet wide to remove bulk material from tires and vehicle undercarriages before vehicles exit the site. Device shall be maintained as necessary to remove accumulated material.

- All material tracked on the public right-of-way by vehicles entering or exiting the site shall be removed at the conclusion of each workday or shift.
 - Truck loading – Pre-water material prior to loading/unloading. Continue to add water during loading/unloading to reduce fugitive dust emissions. Maintain at least six inches of freeboard on haul vehicles. Use tarps or other suitable enclosures on inbound and outbound trucks whether carrying a load or empty. Check seals on belly-dump and end-dump trucks regularly to prevent spillage. Comply with track-out mitigation requirements.
 - Crushing – pre-water material prior to loading in crusher. Apply water to crushed material to prevent dust plumes. Adjust application of water as necessary to prevent generation of visible dust.
 - Screening – pre-water material prior to screening. Install wind barrier with a porosity of no more than 50% upwind of screen to the height of the drop point.
 - Stockpiles/Material handling – Apply water to at least 80% of the surface area of all storage piles on at least a daily basis to ensure no visible fugitive dust. Add or remove material from the downwind portion of the stockpile.
 - At all times provide the Public Works Department with updated 24-hour contact information for a person with the authority to expeditiously employ sufficient dust mitigation measures to ensure that fugitive dust is not being generated.
- h. Property owner shall plant and maintain 20 trees of a size and species acceptable to the City along the perimeter of the property.
- i. Outdoor storage and activities of all materials, products, and equipment shall be screened or otherwise hidden so as not to be visible from the street; however, the screen shall be at least 8 feet in height and shall not exceed 10 feet in height as measured from grade level. The screen shall be maintained in good condition.
- j. Not later than twenty (20) days from the date of approval of this CUP, the property owner shall indicate in writing, its acceptance of and agreement with the conditions herein. The CUP shall be void and of no force or effect unless written acceptance and agreement is submitted to the City within the twenty-day period.
- k. All surfaces including but not limited to structures, equipment and vehicles on or immediately adjacent to the premises shall be maintained free of graffiti. Graffiti shall be removed within 24-hours of initial discovery.
- l. At all times the site shall be maintained in good condition, free of weeds, rubbish and debris, and secured from public access.
- m. Noncompliance with any of these conditions shall constitute sufficient grounds for the City of Vernon to void this CUP, disconnect utilities, and/or take appropriate enforcement action including citation and/or fines for a violation.

Public Hearing

In accordance with VMC Sections 17.72.040 and 17.68.040 a public hearing has been properly noticed for April 1, 2025 at 9:00 a.m. (Attachments 2 and 3).

Fiscal Impact

On February 5, 2025 the City received a Conditional Use Permit Processing Fee of \$18,919.25 which was recorded to General Fund, Licenses Permits Franchises, Conditional Use Permits Account No. 011-410-000-410280.

Attachments

1. Resolution No. 2025-006
2. Notice of Public Hearing
3. Affidavit of Mailing
4. Conditional Use Permit Application

RESOLUTION NO. 2025-006

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VERNON APPROVING A CONDITIONAL USE PERMIT FOR THE CITY OF LOS ANGELES TO OPERATE AN ASPHALT RECYCLING CENTER AT 4221 BANDINI BOULEVARD AND MAKING CERTAIN FINDINGS IN CONNECTION THEREWITH

SECTION 1. Recitals.

A. The City of Vernon received an application for a Conditional Use Permit (CUP) allowing the City of Los Angeles to operate an asphalt recycling plant at 4221 Bandini Boulevard (Property). This plant will receive asphalt pavement being removed from City of Los Angeles street projects which will be crushed and stockpiled for use as road base and/or for use as aggregate in new asphalt pavement on City of Los Angeles street projects.

B. The Property is approximately 3.75 acres, is currently vacant and has most recently been used as a storage yard for sightseeing buses, a garment dye house and exporter, and a pipe and tube supplier. The City General Plan designates this Property for industrial use and it is located in the trucking and transportation overlay zone. The development and performance standards and regulations set forth in 26.4.1-7 of the Comprehensive Zoning Ordinance of the City of Vernon apply to the proposed project.

C. The City Council of the City of Vernon held a public hearing on April 1, 2025, with notice of said public hearing having been duly given as required by law and in accordance with Vernon Municipal Code Sections 17.72.040 and 17.72.050, to hear and consider evidence for and against the proposed Conditional Use Permit and to make findings and determinations in connection therewith.

D. The City Council of the City of Vernon, after due inspection, investigation, and study made by itself and on its behalf, and after due consideration of all evidence and reports offered at said hearing with respect to the request for a Conditional Use Permit, does find and determine the following facts:

1. The proposed project is exempt from California Environmental Quality Act (CEQA) review pursuant to Class 32 In-Fill Developments (CEQA Guidelines 15332) as the property is surrounded with compatible industrial uses, is less than five (5) acres in size, and no adverse impacts from traffic, parking, noise, dust, air quality, or water quality are expected to occur from this project.

2. Pursuant to the Vernon Municipal Code Section 17.72.060, a Conditional Use Permit shall not be granted unless all of the following findings have been made. The City Council concludes that the following findings can be made:

- a. The lot for the proposed use is adequate in size, shape and topography, including any required drainage and landscaping.
 - The proposed project will provide adequate parking and truck staging and is adequate in size, shape and topography for the proposed use.
 - The site will be constructed to ensure that the drainage and landscaping conform to the requirements of the Vernon Municipal Code.
- b. The use permitted will not have a material adverse impact on the public.
 - No adverse impacts including impacts from traffic, parking, noise, dust, air quality, or water quality are expected to occur from this project.
- c. The proposed use is compatible with the existing authorized uses of surrounding and adjacent properties.
- d. The proposed use is similar to manufacturing, transportation and warehousing uses of surrounding and adjacent properties. The lot has adequate off-street parking and loading facilities, and vehicle maneuverability for the proposed use.
 - All required parking is provided on-site.
 - Site circulation with vehicles entering on Bonnie Beach Place and exiting onto Bandini helps to ensure adequate maneuverability for the proposed use.
- e. The location, operation and design for the proposed use is consistent with the General Plan, any applicable specific plan and the zoning regulations of the City.
 - The proposed use with respect to the location, operation and design is consistent with the City's Zoning Code and General Plan with the approval of a CUP.
- f. The use is consistent with all applicable Federal, State, and local laws, rules and regulations.
 - The proposed use is consistent with all applicable Federal, State, and local laws, rules and regulations because the conditions of the project require that all required permits be obtained and followed.
- g. The proposed use will not have a significant adverse impact on the general welfare as a result of noise, increased traffic, interference with the flow of traffic, or dust.
 - The proposed project will not adversely impact the general welfare because sufficient parking, loading and maneuvering will be provided on site. The project has access to Bonnie Beach and to Bandini which are of adequate size and pavement type to handle the traffic generated by the proposed project.

- The proposed project will not cause excess noise or dust.
- h. The conditions applied to the permit are necessary to protect the public health, safety, and general welfare.
 - All of the conditions imposed on the Project are necessary to protect the public health, safety and general welfare because the conditions are limited in nature and ensure that the property is used in a manner consistent with that represented by the applicant.

3. Pursuant to the Vernon Municipal Code Section 17.72.100, the City Council has imposed the following conditions on the Conditional Use Permit to protect the public health, safety and general welfare:

- a. The facility shall be operated in accordance with all current codes, rules and regulations and subject to fees as adopted by the City of Vernon, the State of California and other governmental agencies not otherwise addressed by this grant of a conditional use permit.
- b. The facility shall be operated in a manner that will prevent unsanitary conditions, odors and other nuisances.
- c. All subject work shall be in accordance with City Standards. No changes shall be made in the site development except with the prior approval of the Director of Public Works.
- d. The facility shall be operated in a manner that will not impede traffic on Bandini Boulevard or Bonnie Beach Place. No truck maneuvering, truck staging or truck parking associated with the facility shall take place offsite or on the public street without prior approval from the Public Works Department.
- e. The property owner and any successors in interest shall indemnify, hold harmless and defend the City of Vernon, its officers, agents and employees from and against all claims, complaints or petitions for: (1) damages, losses expenses resulting from bodily injury, sickness, disease, disability or death arising from the operation of the facility excluding therefrom any such claim resulting from the sole negligence or intentional wrong doing of the City of Vernon, its officers, agents or employees; (2) a peremptory writ or other relief by way of injunction, mandamus, or administrative mandamus; and/or (3) legal expenses and attorney's fees incurred by the City of Vernon on behalf of any party in such actions or proceedings. The City of Vernon does not waive its right to participate in the defense of any such action.
- f. The facility shall meet all applicable requirements of Air Quality Management District Rule 403 Fugitive Dust.
- g. Permittee shall provide the City with a Fugitive Dust Control Plan for review and approval by the City and implementation by the Permittee

prior to the start of operations. Plan shall be modified at any time as requested by the City. At a minimum, plan shall require the following:

- Install at each point of vehicle egress from the site a wheel shaker/wheel spreading device consisting of raised dividers (rails, pipe, or grates) at least 24 feet long and 10 feet wide to remove bulk material from tires and vehicle undercarriages before vehicles exit the site. Device shall be maintained as necessary to remove accumulated material.
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 - At all times provide the Public Works Department with updated 24-hour contact information for a person with the authority to expeditiously employ sufficient dust mitigation measures to ensure that fugitive dust is not being generated.
- h. Property owner shall plant and maintain 20 trees of a size and species acceptable to the City along the perimeter of the property.
- i. Outdoor storage and activities of all materials, products, and equipment shall be screened or otherwise hidden so as not to be visible from the street; however, the screen shall be at least 8 feet in height and shall not exceed 10 feet in height as measured from grade level. The screen shall be maintained in good condition.
- j. Not later than twenty (20) days from the date of approval of this CUP, the property owner shall indicate in writing, its acceptance of and agreement with the conditions herein. The CUP shall be void and of

no force or effect unless written acceptance and agreement is submitted to the City within the twenty-day period.

- k. All surfaces including but not limited to structures, equipment and vehicles on or immediately adjacent to the premises shall be maintained free of graffiti. Graffiti shall be removed within 24-hours of initial discovery.
- l. At all times the site shall be maintained in good condition, free of weeds, rubbish and debris, and secured from public access.
- m. Noncompliance with any of these conditions shall constitute sufficient grounds for the City of Vernon to void this CUP, disconnect utilities, and/or take appropriate enforcement action including citation and/or fines for a violation.

E. The City Council of the City of Vernon determines that the evidence in the record constitutes substantial evidence to support the actions taken and the findings made in this Resolution, that the facts in this Resolution are supported by substantial evidence in the record, including testimony received at the public hearing, the staff presentations, the staff report, and all materials in the project files. The City Council of the City of Vernon expressly declares that it considered all evidence presented and reached these findings after due consideration of all evidence presented to it.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF VERNON AS FOLLOWS:

SECTION 2. The City Council of the City of Vernon finds and determines that the above recitals are true and correct.

SECTION 3. The City Council of the City of Vernon authorizes a Conditional Use Permit be Granted to the City of Los Angeles to operate an asphalt recycling plant at 4221 Bandini Boulevard.

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SECTION 4. The City Clerk or Deputy City Clerk shall certify the passage and adoption of this resolution and enter it into the book of original resolutions.

APPROVED AND ADOPTED APRIL 1, 2025.

JUDITH MERLO, Mayor

ATTEST:

YONNIE PARKER, Deputy City Clerk
(seal)

APPROVED AS TO FORM:

ZAYNAH N. MOUSSA, City Attorney



NOTICE OF CITY COUNCIL PUBLIC HEARING

The City Council of the City of Vernon will conduct a public hearing on April 1, 2025, at 9:00 a.m. (or as soon thereafter as the matter can be heard) which you may attend at Vernon City Hall, City Council Chamber, 4305 Santa Fe Avenue, Vernon, CA 90058 to:

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR THE CITY OF LOS ANGELES TO OPERATE AN ASPHALT RECYCLING PLANT AT 4221 BANDINI BOULEVARD

An application for a Conditional Use Permit has been submitted by the City of Los Angeles to operate an asphalt recycling plant at 4221 Bandini Boulevard in the City of Vernon. All relevant documents will be available for public review on the City's website once the agenda for the meeting is posted or from the City Clerk at CityClerk@cityofvernonca.gov or (323) 583-8811, ext. 546. All interested persons will be given an opportunity to comment on the above-referenced items during the public hearing. In addition, written comment or questions may be submitted prior to the hearing as set forth below. Written Testimony or questions must be received prior to 9:00 a.m. on the date of the hearing.

Please send your comments or questions to:

Daniel S. Wall, Director of Public Works
City of Vernon

4305 Santa Fe Avenue, Vernon, CA 90058

(323) 583-8811, ext. 305 Email: dwall@cityofvernonca.gov

If additional information is desired, you may contact the Public Works Department at (323) 583-8811, ext. 305 dwall@cityofvernonca.gov and refer to the above item. If you challenge the adoption of the Resolution or any provision thereof in court, you may be limited to raising only those issues you or someone else raised at the hearing described in this notice or in written correspondence delivered to the City of Vernon at, or prior to, the meeting.

In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in the meeting, please contact the City Clerk Department at (323) 583-8811, ext. 546 at least 48 hours prior to the meeting to assure arrangements can be made.

This matter is being processed pursuant to California Government Code Sections 65091, 65092, 65095 and Vernon Municipal Code Chapters 17.22.030, 17.72.060, 17.72.100. The hearing may be continued, adjourned, or cancelled and rescheduled to a stated time and place without further notice of a public hearing.

Dated: March 20, 2025
Publish: March 20, 2025

Deborah Harrington, Interim City Clerk

CALIFORNIA NEWSPAPER SERVICE BUREAU

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YONNIE PARKER
CITY OF VERNON CITY CLERK
4305 SANTA FE AVE
VERNON, CA 90058

COPY OF NOTICE

Notice Type: HRG NOTICE OF HEARING
Ad Description
Notice of Public Hearing - Resolution Approving a Conditional Use Permit

To the right is a copy of the notice you sent to us for publication in the HUNTINGTON PARK BULLETIN. Please read this notice carefully and call us with any corrections. The Proof of Publication will be filed with the County Clerk, if required, and mailed to you after the last date below. Publication date(s) for this notice is (are):

03/20/2025

An invoice will be sent after the last date of publication. If you prepaid this order in full, you will not receive an invoice.

PRE# 3906213

NOTICE OF CITY COUNCIL PUBLIC HEARING
The City Council of the City of Vernon will conduct a public hearing on April 1, 2025, at 9:00 a.m. (or as soon thereafter as the matter can be heard) which you may attend at Vernon City Hall, City Council Chamber, 4305 Santa Fe Avenue, Vernon, CA 90058 to:

**A Resolution Approving a Conditional Use Permit for
THE CITY OF LOS ANGELES to Operate an Asphalt Recycling Plant at
4221 Bandini Boulevard**

An application for a Conditional Use Permit has been submitted by the City of Los Angeles to operate an asphalt recycling plant at 4221 Bandini Boulevard in the City of Vernon. All relevant documents will be available for public review on the City's website once the agenda for the meeting is posted or from the City Clerk at CityClerk@cityofvernonca.gov or (323) 583-8811, ext. 546. All interested persons will be given an opportunity to comment on the above-referenced items during the public hearing. In addition, written comment or questions may be submitted prior to the hearing as set forth below. Written Testimony or questions must be received prior to 9:00 a.m. on the date of the hearing.

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4305 Santa Fe Avenue, Vernon, CA 90058
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Deborah Harrington, Interim City Clerk
Dated: March 20, 2025
3/20/25

**PRE-3906213#
HUNTINGTON PARK BULLETIN**




AFFIDAVIT OF MAILING

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF VERNON)

I, Rosemary Dominguez Lozada, Management Analyst of the City of Vernon, do hereby certify that on Wednesday, March 19, 2025, mailed a copy of the *Notice of Public Hearing* to be held on April 1, 2025, regarding a Conditional Use Permit for the City of Los Angeles located at 4221 Bandini Boulevard to the interested parties and agencies on the attached list, by United States Mail with postage.

Date: 3/19/25



Rosemary Dominguez Lozada,
Management Analyst

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of the document.

State of California)
) ss
County of Los Angeles)

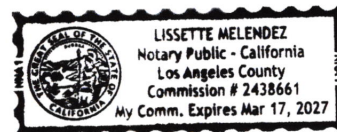
On March 19, 2025 before me, Lisette Melendez, notary public, personally appeared Rosemary Dominguez Lozada who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 

Signature of Notary Public



Map #	Zoning	Property Address	APN	Mailing Address	Owner	Tenant	Tenant #2
1	VEM*	4199 Bandini Blvd	5243-020-019	4199 Bandini Blvd, Vernon CA	Vernon Bandini Partnership	Dare Donation Center Inc	
2	VEM*	4240 Bandini Blvd	6304-004-015	PO Box 80615, Indianapolis, IN	Packaging Corp of America	Packaging Corporation of America	
3	VEM*	4323 Bandini Blvd	5243-019-019	602 E. Garden Ave., Coeur d'Alene, ID	4323 Bandini, LLC	The Padded Wagon of California	Aramburo produce
4	VEM*	N/A	5243-020-806		UNION PAC R R CO	Union Pacific Railroad	
5	VEM*	4177 Bandini Blvd	5243-020-018	4199 Bandini Blvd, Vernon, CA	Vernon Bandini Partnership	Volume Distributors	
6	VEM*	4170 Bandini Blvd	6304-003-001	4520 Everett Ave, Vernon, CA	4190 Bandini, LLC	Bodega Bandini	Eton International Corporation
7	VEM*	4300 E. 26th Street	5243-019-017	9302 Shadwell Drive, Huntington Beach, CA	Bonnie Beach Capital, LLC	DH Oriental Produce	
8	VEM*	2615 S. Bonnie Beach Place	5243-020-820	2301 Lou Menk Drive # G083, Fort Worth, TX	BNSF Railway Co	BNSF Lot 13	
9	VEM*	4291 Bandini Blvd	5243-019-015	PO Box 24949, Los Angeles, CA	Atlantic Investments, LLC	Queen Sales Inc	
10	VEM*	4280 Bandini Blvd	6304-004-021	PO Box 647, Carlsbad, CA	4280 Bandini Boulevard, LLC	Trilogy MedWaste Vernon	
11	VEM*	4310 Bandini Blvd	6304-004-019	227 W. Monroe Street #27th-Floor, Chicago, IL	Ryerson Joseph T & Son, Inc	Ryerson	
12	VEM*	4306 E. 26th Street	5243-019-018	1201 S. Olive Street, Los Angeles, CA	26-Bonnie Beach Properties, LLC	Pacific Foods Company	

**CONDITIONAL USE PERMIT / MINOR CONDITIONAL USE PERMIT
FILING INSTRUCTIONS AND CHECKLIST**

The following information shall be submitted with the Conditional Use Permit / Minor Conditional Use Permit Application:

Application fee of \$16,628.00, County Clerk filing fee of \$75.00, plus Fish & Game Section 713 fee of \$2,216.25 (Total \$18,919.25). In addition applicant is responsible for cost to retain a consultant to prepare the environmental document, if required.

Environmental Information Form

A vicinity map (Radius Map) containing the following information:

Vicinity Map showing all properties within a 300-foot radius of the outside boundaries of the subject property (See attached sample).

Complete property owner's address list from the latest available Los Angeles County Tax Assessor's Roll for all properties within a 300-foot radius of the project boundaries on mailing labels.

Complete tenant's address list for all properties within a 300-foot radius of the project boundaries in mailing labels.

Property Owner's list statement completed by the person(s) who prepared said list stating that the list has been compiled from information obtained from the latest available Los Angeles county Tax Assessment Roll. This statement must be notarized.

Traffic Report - showing ON and OFF site traffic routing including the number of vehicles, type of vehicles (truck or automobile), and arrival and departure times.

Operations Report - a detailed report describing all operations that will take place on the site including, but not limited to, operating hours, number of employees, number of shifts and hours, materials used in production and/or stored at the site, amount of material received and processed each day and any other details related to the operations, and any impacts that may be caused to adjoining properties including but not limited to noise, vibration and odors.

Hazardous Materials Report - showing all hazardous materials being used, stored, produced or processed at the site. If hazardous materials are transported to the facility, indicate the quantities of each material, where they will be stored, how and what they will be transported in, and traffic flow patterns through the City and on the site. The report shall include how the materials will be handled or processed at the site and an emergency plan in case of accidental spillage on- or off-site.

Development/Plot Plan - showing all existing and/or proposed improvements on the property including the following:

Site address, north arrow and scale (no less than 1" = 40').

Overall dimensions of the entire property. Including total square footage of each use including, but not limited to, industrial, warehousing, and office uses.

Location, by dimension, and proper labeling of all:

Buildings and structures (existing and proposed).

Provided automobile parking, truck parking, and truck loading spaces as well as their relative required maneuvering areas.

Required automobile parking, truck parking, and truck loading spaces and truck maneuvering areas.

Driveways, alleys, and access ways including driveway entrances (including the driveway width) to and from public streets.

Site drainage. Proposed drainage patterns and proposed changes in drainage.

Existing and proposed utility services.

Existing or proposed public or private easements.

Floor plans showing:

The proposed location of all heavy machinery used in manufacturing (i.e. punch presses, drop hammers, riveters, automatic screw machines, etc.) and any proposed mooring or foundations; and

The areas proposed for storage, use, processing of explosive, toxic, infectious, or hazardous materials and the facilities proposed to protect them.



For Official Use Only
Account No. 011.1041.410280

City of Vernon
Department of Public Works
4305 Santa Fe Avenue, Vernon, CA 90058
Phone (323) 583-8811 Fax (323) 826-1435

CONDITIONAL USE PERMIT / MINOR CONDITIONAL USE PERMIT

Please PRINT or TYPE all information

SECTION 1 – Project Information.

Project Title: Bandini Asphalt Recycling Plant

Project Site Address: 4221 Bandini Blvd, Vernon, CA 90058

Assessor Parcel Number (APN#): 5243-020-024

Zoning Designation: I – General Industrial within the T – Truck and Freight Terminal Overlay

Purpose of Conditional Use Permit / Minor Conditional Use Permit Application (*If necessary, attach additional sheets*): Asphalt Recycling Plant

SECTION 2 – Applicant's Information. I hereby certify that all the information contained herein and in the accompanying exhibits are true and correct to the best of my knowledge and belief.

Applicant's Name: City of Los Angeles
Sole Proprietor Partnership Corporation

Contact Person: Chuck Kwan

Address: 1149 S Broadway, Suite 400 City: Los Angeles Zip Code: 90015

Phone: 213-716-3308 Fax: _____ E-mail: chuck.kwan@lacity.org

(Two OFFICER signatures are required for Corporation and Limited Liability Companies (LLC))

Print Name: Chuck Kwan Title: Sr. Civil Engineer Date: 3/12/2025

Signature (*Applicant's signature must be notarized*): Chuck Kwan

Print Name: _____ Title: _____ Date: _____

Signature (*Applicant's signature must be notarized*): _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

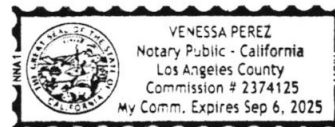
On 03/12/2025 before me, Venessa Perez, Notary Public
(insert name and title of the officer)

personally appeared Chuck Kwan
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

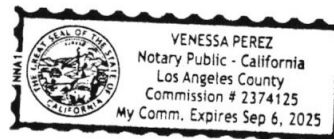
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Venessa Perez (Seal)



Title: CWO



SECTION 3 – Contact Information (if different from applicant).

Contact Person: Miles Soloman

Company Name: Lee & Associates

Address: 1201 North Main Street City: Los Angeles Zip Code: 90012

Phone: 949-532-8609 Fax: _____

Relation to Applicant: Engineer Architect Attorney Realtor Representative

SECTION 4 – Property Owner's Information. I am the property owner of record, of the property, which is the subject of this application. I have reviewed this application and authorize/approve of the action requested.

Owner's Name: PIP 4221 Bandini, LLC, a California limited liability company
Sole Proprietor Partnership Corporation

Contact Person: TK McWhertor

Address: 4100 Newport Place Drive City: Newport Beach Zip Code: 92663

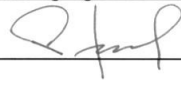
Phone: 949-579-0716 Fax: _____

YES, I hereby certify that the above named applicant is authorized to act as the property owner representative for this Conditional use permit / Minor Conditional Use Permit application.


NO, I DON'T certify that the above named applicant is authorized to act as the property owner representative for this Conditional use permit / Minor Conditional Use Permit application.

(Two OFFICER signatures are required for Corporation and Limited Liability Companies (LLC))

Print Name: Robert Neal Title: Managing Officer Date: 3/11/25

Signature (Owner's signature must be notarized): 

Print Name: Adam Milstein Title: Managing Officer Date: MARCH 10, 2025

Signature (Owner's signature must be notarized): 

See attached.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

On March 10, 2025 before me, Shannon Christa Daly, Notary Public
(insert name and title of the officer)

personally appeared Adam Milstein,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange)

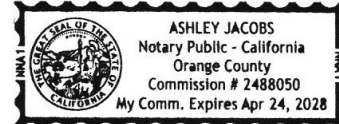
On March 11th, 2025 before me, Ashley Jacobs, Notary Public
(insert name and title of the officer)

personally appeared Robert Neal,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature Ashley Jacobs (Seal)



PROJECT DESCRIPTION
(Attach additional sheets as necessary)

1. Site size (Lot size). 169,193 square feet

2. Square footage of building(s) on the premises (including any covered structures or canopies). Approximately 55,000sf currently. After demolition of proposed structures, total size will be 17,446sf

3. Number of floors of construction. Existing structures have one floor

4. Amount of off-street parking and loading provided:
 - a. Number of automobile parking spaces thirty five (35)
 - b. Number of truck parking spaces ten (10)
 - c. Number of truck loading spaces N/A
5. Proposed scheduling. 5:00am to 1:30pm Monday – Friday. Occasionally on weekends

6. Associated projects (additional projects). N/A

7. Anticipated incremental development (additional phases). N/A

8. If **retail** or **commercial**, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities (*If necessary, attach additional sheets*). N/A

9. If **industrial**, indicate type, estimated employment per shift, and loading facilities (*If necessary, attach additional sheets*). Asphalt Recycling Plant. Seven (7) full-time employees

BURDEN OF PROOF

The applicant is required to establish the following before submitting a Conditional Use Permit application: *(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional sheets.)*

A) Will the Lot for the proposed use be adequate in size, shape and topography, including drainage and landscaping; Yes, please see attached Plot Plan

B) Will the proposed use have a material adverse effect on the public; No adverse effects expected.

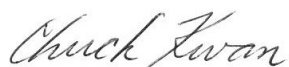
C) Will the proposed use be compatible with the permitted uses of surrounding and adjacent properties; The proposed use is in line with the general character of heavy industrial uses in the surrounding area.

D) Will the Lot have adequate off-street parking, loading facilities, and vehicle maneuverability for the proposed use? Will the site have sufficient access to streets and highways, which are adequate in width and pavement type to carry the quantity of traffic generated by the proposed use, and that the routes which vehicles will have to follow to reach the site are adequate in width and pavement type to carry the volume of traffic generated by the proposed use; Given the minimal amount of trips for the operation, the supporting streets and highways are more than adequate to support volume and type of traffic generated by the proposed use. See attached Plot Plan for demonstration of off-street parking, vehicle maneuverability and facilities.

E) Will the use, as to location, operation and design, be consistent with the General Plan, any applicable specific plan, and the zoning regulations of the City of Vernon, including the City's policy considerations as to acceptable uses in the City; The proposed use is in line with the general character of heavy industrial uses in the surrounding area. The use, if approved, would be consistent in spirit with the parcel's zoning of General Industrial and Truck & Freight Terminal overlay.

F) Will the use be consistent with all applicable County, State, and federal laws, rules and regulations; Yes, the use will be consistent with all applicable County, State, and federal laws, rules and regulations.

G) Will the proposed use adversely affect the general welfare as a result of parking, noise, odors, dust, smoke, light or glare, or risk of fire, infection or explosion, increased traffic, interference with the flow of traffic, or other undesirable characteristics. No adverse effects expected.



Signature of Applicant



Date

PROPERTY OWNERS LIST STATEMENT

The undersigned has duly prepared the attached "**Property Owners List**". The list includes all of the names, and respective addresses, of persons being owners of property any part of which is within 300 feet of the outer boundaries of the subject property. This information is to be obtained from the latest available Los Angeles County Tax Assessment Roll.

This list was prepared on 03-11-2025 from the Tax Roll

maintained at LA County Recorder's Office
(Name and Location of office)

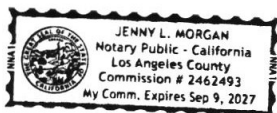
It is understood that the accuracy and completeness of this list is the responsibility of the applicant.

Signed: _____

(Person who prepared list)

On this 11th day of March 2025, before me the undersigned, a Notary Public in and for said County and State personally appeared Miles Solomon known to me, or proven to me to be the person that executed the within instrument.

J Morgan
WITNESS my hand and official seal



Notary Public in and for said County and State

My commission expires: Sep 9, 2027

Signed: _____

(Applicant)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

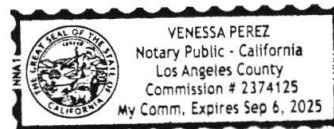
On 03/12/2025 before me, Venessa Perez, Notary Public
(insert name and title of the officer)

personally appeared Chuck Kwan,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature Venessa Perez (Seal)



Title: Property owner

ENVIRONMENTAL INFORMATION FORM

Date Filed: _____

General Information:

1. Name and address of developer or project sponsor: Hager Pacific Properties, 4100
Newport Place Drive, Newport Beach, CA 92663

2. Address of project (location): 4221 Bandini Blvd, Vernon, CA 90058

Assessor's Block and Lot Number (APN#): 5243-020-024

3. Name, address, and telephone number of person to be contacted concerning this project:
TK McWhertor, (949) 579 - 0716
4100 Newport Place Drive, Newport Beach, CA 92663

4. Indicate number of the permit application for the project to which this form pertains: Unknown at this time

5. List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state and federal agencies: N/A

6. Existing zoning district: I - General Industrial within the T - Truck and Freight Terminal Overlay

7. Proposed use of site (Project for which this form is filed): Asphalt Recycling Plant

Project Description:

8. Site size (Lot size). 169,193 square feet

9. Square footage of building(s) on the premises (including any covered structures or canopies). Approximately 55,000sf currently. After demolition of proposed structures, total size will be 17,446sf

10. Number of floors of construction. Existing structures have one floor

11. Amount of off-street parking and loading provided:
 - a. Number of automobile parking spaces thirty five (35)

12. Proposed scheduling. 5:00am to 1:30pm Monday – Friday. Occasionally on weekends

13. Associated projects (additional projects). N/A

14. Anticipated incremental development (additional phases). N/A

15. If **retail** or **commercial**, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities (*If necessary, attach additional sheets*). N/A

16. If **industrial**, indicate type, estimated employment per shift, and loading facilities (*If necessary, attach additional sheets*). Asphalt Recycling Plant. Seven (7) full-time employees

Environmental Impacts:

Are any of the following items applicable to the project or its effects? Discuss below all items checked "yes" (attach additional sheets as necessary).

YES NO

- | | |
|---|---|
| X | 8. Change in pattern, scale or character of general area of project. |
| X | 9. Significant amounts of solid waste or litter. |
| X | 10. Change in dust, ash, smoke, fumes or odors in vicinity. |
| X | 11. Substantial change in existing noise or vibration levels in the vicinity. |
| X | 12. Site on filled land or on slope of 10% percent or more. |
| X | 13. Use of disposal of potentially hazardous materials, such as toxic substances, flammables or explosives. |
| X | 14. Substantial change in demand for municipal services (police, fire, water, sewage, etc.) |
| X | 15. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.) |
| X | 16. Relationship to a larger project or series of projects. |

Environmental Setting:

17. *On an attached sheet*, describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historic or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or Polaroid photos will be acceptable.

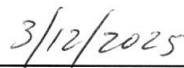
18. *On an attached sheet*, describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), and scale of development (height, frontage, set-back, rear yard, etc.). Attach photographs of the vicinity. Snapshots or Polaroid photos will be acceptable.

Certification:

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.



Signature of Applicant



Date

Environmental Information Sheet Question #17)

Project site currently has four buildings and is occupied by three businesses, which have regular deliveries and bus traffic. The entire site is paved with either asphalt or concrete. There is very minimal landscaping on the property. There are no notable cultural, historic or scenic aspects to the site.

Environmental Information Sheet Question #18)

The surrounding properties all have heavy industrial uses. The property to the west is a logistics operation in a building approximately 30 feet in height. The property across the railroad tracks to the north is truck/trailer storage lot. There are no notable plants or animals. None of the surrounding sites have any notable cultural, historical or scenic aspects.

**CONDITIONAL USE PERMIT / MINOR CONDITIONAL USE PERMIT
APPLICATION PACKAGE FOR ASPHALT RECYCLING OPERATION AT 4221
BANDINI BOULEVARD**

Address(es): 4221 Bandini Blvd; 2701, 2713, 2715 South Bonnie Beach Place

APN: 5243-020-024

VICINITY MAP: Attached.

The following information covers items #4, #5, #6 and the last two sub-items for #7 on the Conditional Use Permit Checklist:

TRAFFIC REPORT

- Passenger vehicles - 10
- Number of trucks - Average of 20 trucks (combined) a day
- Category type - Tag axles and dump trucks
- Number of trips per vehicle - 3 to 4 roundtrips per job

OPERATIONS REPORT

- General hours of operation - 5:00am to 1:30pm Monday-Friday. Occasionally on weekends.
- Brief description of operations and type of work:
 - The site will have seven (7) full-time workers
 - Inbound and storage (stockpile) of unprocessed Recycled Asphalt Pavement (RAP) material
 - Screening and crushing of unprocessed RAP material
 - Storage of sized/processed RAP material and outbound

HAZARDOUS MATERIALS REPORT - No hazardous material will be used or stored on site.

DEVELOPMENT/PLOT PLAN

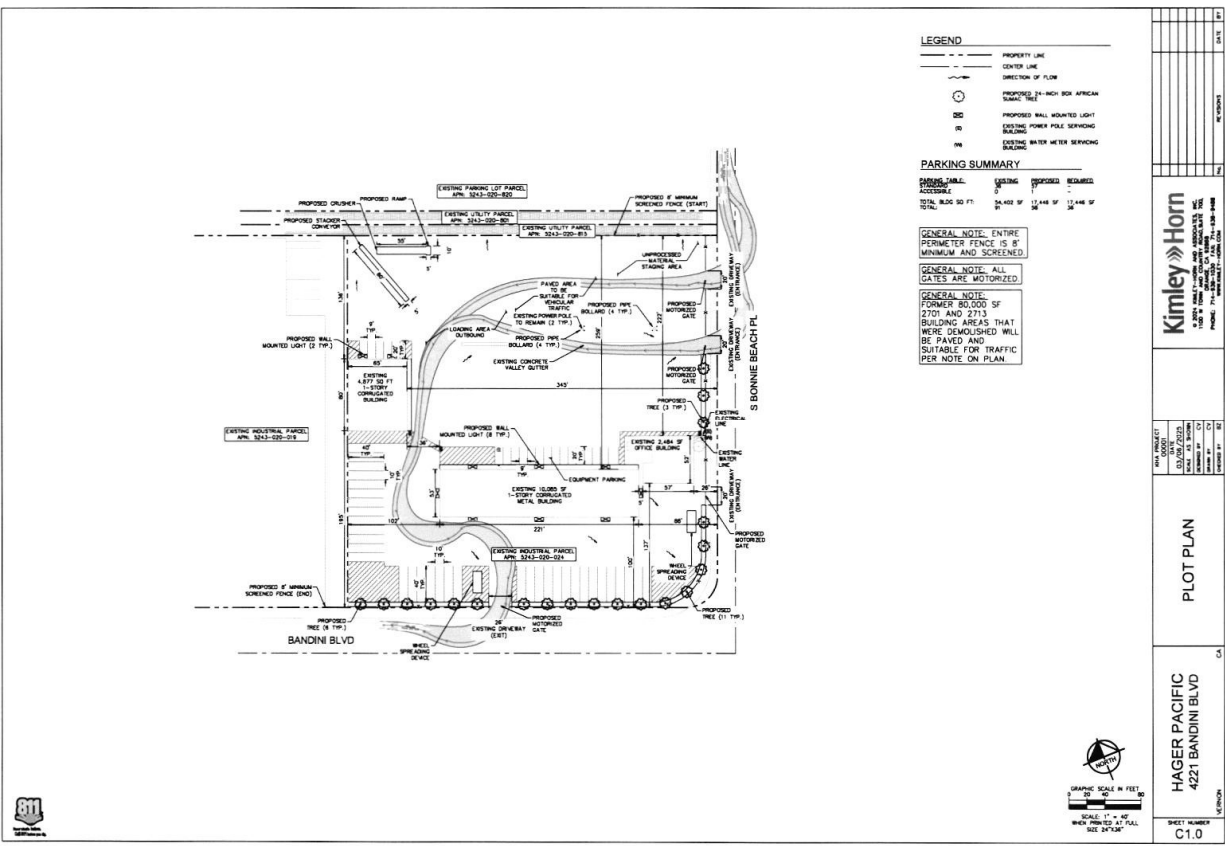
- See Attached Demo and Plot Plans
- No New Structures are contemplated for the project
- Machinery Floor Plan (Reflected on Plot Plan)

- Powerscreen Stacker conveyor CT80 (1) ; Powerscreen TRAK Compactor 320SR - crusher (1); Bulldozer 963C (1) ; Skip loaders 938M (2) ; Skip Loader 938 case (1).
 - Crusher and Stacker conveyor will be staged on the north/west corner of the property. Other equipment (Profilers and Pavers) will be staged adjacent to the corrugated metal building (Reflected on Plot Plan)
- Material Storage Floor Plan –
 - RAP stockpiles will be staged on the north side of the property. (No explosive, toxic, infectious or hazardous materials will be staged.)

Vicinity Map



Map #	Zoning	Property Address	APN	Mailing Address	Owner	Tenant	Tenant #2
1	VEM*	4199 Bandini Blvd	5243-020-019	4199 Bandini Blvd, Vernon CA	Vernon Bandini Partnership	Dare Donation Center Inc	
2	VEM*	4240 Bandini Blvd	6304-004-015	PO Box 80615, Indianapolis, IN	Packaging Corp of America	Packaging Corporation of America	
3	VEM*	4323 Bandini Blvd	5243-019-019	602 E. Garden Ave., Coeur d'Alene, ID	4323 Bandini, LLC	The Padded Wagon of California	Aramburo produce
4	VEM*	N/A	5243-020-806		UNION PAC R R CO	Union Pacific Railroad	
5	VEM*	4177 Bandini Blvd	5243-020-018	4199 Bandini Blvd, Vernon, CA	Vernon Bandini Partnership	Volume Distributors	
6	VEM*	4170 Bandini Blvd	6304-003-001	4520 Everett Ave, Vernon, CA	4150 Bandini, LLC	Bodega Bandini	Efon International Corporation
7	VEM*	4300 E. 28th Street	5243-019-017	9302 Shadwell Drive, Huntington Beach, CA	Bonnie Beach Capital, LLC	DH Oriental Produce	
8	VEM*	2615 S. Bonnie Beach Place	5243-020-820	2301 Lou Menk Drive # G083, Fort Worth, TX	BNSF Railway Co	BNSF Lot 13	
9	VEM*	4291 Bandini Blvd	5243-019-015	PO Box 24949, Los Angeles, CA	Atlantic Investments, LLC	Queen Sales Inc	
10	VEM*	4280 Bandini Blvd	6304-004-021	PO Box 847, Carlsbad, CA	4280 Bandini Boulevard, LLC	Trilogy MedWaste Vernon	
11	VEM*	4310 Bandini Blvd	6304-004-019	227 W. Monroe Street #27th-Floor, Chicago, IL	Ryerson Joseph T & Son, Inc	Ryerson	
12	VEM*	4306 E. 28th Street	5243-019-018	1201 S. Olive Street, Los Angeles, CA	26-Bonnie Beach Properties, LLC	Pacifica Foods Company	



LEGEND

- PROPERTY LINE
- CENTER LINE
- DIRECTION OF FLOW
- PROPOSED 24-INCH BOX AFRICAN SQUARE TILE
- PROPOSED WALL MOUNTED LIGHT
- EXISTING POWER POLE SERVING BUILDING
- EXISTING WATER METER SERVING BUILDING

PARKING SUMMARY

PROPOSED ACCESSIBLE	PROPOSED	REQUIRED
0	12,448	12,448
TOTAL	12,448	12,448

GENERAL NOTE: ENTIRE PERIMETER FENCE IS 8' MINIMUM AND SCREENED.

GENERAL NOTE: ALL GATES ARE MOTORIZED.

GENERAL NOTE: FORMER 80,000 SF 2701 AND 2713 BUILDING AREAS THAT WERE DEMOLISHED WILL BE PAVED AND SUITABLE FOR TRAFFIC PER NOTE ON PLAN.

Kimley»Horn	
8000 N. 10TH AVE. SUITE 200 DENVER, CO 80231	
TEL: 303.733.8800 FAX: 303.733.8801	
WWW.KIMLEY-HORN.COM	
PROJECT: HAGER PACIFIC 4221 BANDINI BLVD	
SHEET NUMBER: C1.0	

Demo Plan

