

ATTACHMENT B (Conditions for Subarea 3)

1. No scrap, salvage, junk or other raw materials, equipment or finished products shall be placed or allowed to remain outside of an enclosed yard area or within the access ways needed for parking spaces, driveways or fire access driveways,
2. The hours of operation of the Scrap Metal Processing Yard on Block 31 of the Specific Plan shall be limited to 7:00 am to 3:30 pm Monday through Friday, and 7:00 am to 11:30 am on Saturday,
3. Raw material, equipment or finished products shall be stored and secured within an enclosed storage area,
4. No wrecked or dismantled vehicles, salvage, junk or other raw materials, equipment or finished products shall be stored at a height greater than that of the surrounding fence if located within 10 feet of the surrounding fence,
5. All new operations and storage, including all equipment used in conducting a scrap metal yard use, other than parking, shall be confined within an enclosed building or within an area enclosed by a 10-foot high solid wall or solid fence,
6. All new fences and walls shall be of a uniform height in relation to the ground upon which they stand and shall be between eight and 15 feet in height. Fences or walls exceeding 10 feet in height and located on a street or highway frontage must be set back at least 3 feet from the property line and the setback area shall be fully landscaped,
7. Fences and walls directly adjacent to any public street or highway or any area in a residential or commercial zone shall be constructed of metallic panels, at least .024 inches thick, painted with "baked-on" enamel or similar permanent finish, masonry or other comparable materials approved by the Director,
8. All fences and walls shall be painted a uniform, neutral color excluding black, and improvements shall be maintained in a neat and orderly condition at all times,
9. Except for required landscaping, the entire property shall be paved with concrete or an asphalt surfacing or an oil and aggregate mixture to prevent emission of dust or tracking of mud onto public rights-of-way or adjacent properties,
10. Incineration of waste materials shall be strictly prohibited,
11. Operations involving the use of heavy equipment for the breaking and dismantling of material, including but not limited to a breaking ball, shall be adequately shielded and located to prevent ejection of materials onto adjacent properties,
12. Storage and processing of live or declassified explosives devices and material or military ordnance of any kind shall be strictly prohibited,
13. All storage containers or tanks shall be depressurized and free of explosive or flammable materials before processing,
14. Amplified sound equipment intended to be audible outside the building shall only be mounted facing northeast. The volume shall be controlled so that it is only audible to persons on the site,
15. The use of vibration equipment shall not exceed the perception level of 0.01 in/s of motion velocity at the nearest occupied dwellings or buildings,
16. All portions of outside storage areas are required to provide adequate grading and drainage and shall be continuously maintained,
17. Any lighting within the yard area and parking lot shall be shielded and directed away from adjacent properties to prevent direct illumination and glare, and
18. All landscaped areas shall be continuously and properly maintained in good condition.

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