

c. The property to the south and east is zoned Single Family Residential (R-1) and is developed with single family residences. The nearest point of the landfill expansion disposal activity will be located 535± feet from the nearest residence. Within this distance are located two Southern Pacific Railroad tracks each elevated 14± feet and Business Interstate Route 80.

In addition, a perimeter barrier berm of 14± feet in height will be constructed along the Business I-80 boundary for the landfill expansion site, and will be landscaped with trees, shrubs, and ground cover, and will have a 6± foot high chain link fence along the top. The 535± feet distance between the nearest residence and disposal activity, the railroad tracks, freeway, and berming will constitute an adequate buffer which renders the landfill sites compatible with the residential land uses.

d. The property to the south is zoned Heavy Industrial (M-2) and consists of Business Interstate Route 80 and low-intensive agricultural land uses. Will be expansion disposal activity is located 385± feet from the industrial land. Within this distance is located the existing Business Interstate Route 80 freeway. In addition, the perimeter barrier berm of 14± feet in height for the landfill expansion site will be landscaped with trees, shrubs, and ground cover and will have a 6± foot high chain link fence along the top. The 385± feet distance between the Heavy Industrial land and disposal activity, freeway, and berming will constitute an adequate buffer which renders the landfill sites compatible with industrial land uses. Heavy industrial zones permit the manufacture or treatment of goods from raw materials which is compatible with a landfill site.

e. The property to the southwest is zoned Heavy Industrial (M-2) and consists of a 350± foot wide strip of vacant City owned land between North A extending from Alhambra Boulevard to the east and 25th Street to the west. expansion landfill disposal activity is located 1,000± feet will be from the vacant City owned land. Within this distance is located the existing landfill access road, and North A Street, perimeter chain link fence 6± foot high, and completed landfill area. The 1,000± foot distance between the Heavy

Industrial land and disposal activity, access road, North A Street, and 6+ foot high chain link perimeter fencing will constitute an adequate buffer which renders the landfill site compatible with industrial land uses. Heavy industrial zones permit the manufacture or treatment of goods from raw materials which is compatible with a landfill site.

f. The property to the west is zoned Heavy Industrial-American River Parkway Corridor (M-2(PC)) and consists of partially developed industrial land with an existing sand and gravel excavation activity. The nearest point of the *expansion* landfill disposal activity ~~is~~ located 800+ feet *will be* from the partially developed industrial land. Within this distance are located City owned maintenance structures, composting operation, vegetal waste facility, landfill access road, and 6+ foot high chain link fence along the perimeter. The 800+ foot distance between the partially developed Heavy Industrial land and disposal activity, maintenance structures, composting operation, vegetal waste facility, landfill access road, and 6+ foot high chain link perimeter fencing will constitute an adequate buffer which renders the landfill site compatible with industrial land uses. Heavy industrial zones permit the manufacture or treatment of goods from raw materials which is compatible with a landfill site.

8. The City Council hereby finds that the distance from the landfill expansion site to the nearest residential structure is in compliance with all state minimum standards for solid waste management and that the distance of residences from the site is sufficient to permit adequate control of noise levels, odor nuisances, traffic congestion, litter nuisances and vectors. The distance from the nearest point of landfill operations to the nearest residence is 535+ feet, which will permit adequate control of noise levels especially when coupled with the landscaped berm referred to in paragraph 7c. There have been no recent complaints filed with the County Health Department, the County Air Pollution Control District, or the City of odor problems from the existing landfill site and the distance of 535+ feet will be sufficient to adequately