



April 19<sup>th</sup>, 2023

County of Orange, OC Public Works, OC Planning  
Land Use Planning  
601 N. Ross Street  
Santa Ana, CA

**Subject:** Letter of Project Proposal and Scope of Work, Use Permit PA22-0017  
Aera Menchego Lease Site – Ecology Auto Parts

**Applicant:** Ecology Auto Parts  
14150 Vine Place  
Cerritos, California 90703  
APN 304-171-08

Ecology Auto Parts (“Ecology”) proposes to use the Lease Pads as an Ecology-owned truck parking locale at the Menchego Lease site located at 1281 S. Brea Canyon Road.

Ecology serves as a transportation company that hauls bulk waste, recycling, oversized loads, and containers across the Western United States. The site includes an office trailer used for processing or paperwork, an above-ground 12,000-gallon fuel tank, and an above-ground 2,550-gallon diesel exhaust fluid tank for truck use. The types of commercial vehicles stored on-site are semi and pickup trucks, trailers, and forklifts. There are approximately 190 parking stalls on approximately 4.6 acres of land.

As a transportation company, pickup and delivery hours vary day-to-day. The hours of operation at the site are 24 hours a day, 7 days a week and there are approximately 100 trips daily. Trip 1 entails the driver entering the site for work. Trip 2 entails the driver exiting with an Ecology truck for the day. Trip 3 entails the driver returning to the site with the Ecology truck. Trip 4 entails the driver exiting the site with their personal vehicle. There are 33 trips per shift on average and 3 shifts per day. The office is primarily used for new-hire orientation and safety meetings and is mostly utilized during the 2<sup>nd</sup> shift. Truck drivers would be entering and exiting the site at various times during all 3 shifts. There would be 2 office employees during the first shift, 4 during the second shift, and 2 during the third shift. The total number of employees is 56, with 50 drivers and 6 office employees.

The cargo containers transported by the drivers contain a wide variety of goods. If a receiving facility was unable to accept the delivery of the container, it would temporarily be stored on-site until delivery was possible. No goods being transported and/or temporarily stored on-site are used.

The types of items to be stored in the proposed storage container are general cleaning equipment, oil and anti-freeze for topping-up vehicles only as part of a pre-trip safety inspection, and a spill kit to be used anywhere on-site where a liquid spill may occur. Fleet Services Inc., located at 3520 Miraloma Ave,



Anaheim 92806 is the off-site third-party where all vehicle repairs, maintenance, oil changes, tire repairs, etc. will occur.

### **How the Proposed Use is Justified:**

#### **Compatibility**

The existing lease pads are located off the 57 freeway in Brea. The use of the project will be temporary as the landowner will ultimately pursue alternate uses of the site. Consequently, no change in use or any further impacts to the Menchego Lease site are expected.

#### **General Welfare**

The proposed use at the lease pads will not change nor will it impact the public health, safety, or general welfare of residents, visitors or others concerned. Changes to the site will not be noticeable to the public when completed.

#### **Special Circumstances**

Zoning code section 7-930.2 of A1 zoning district for storage of vehicles not used for agricultural purposes.

#### **No Special Privileges**

The granting of this proposal will not create new impacts or increase any onsite activities. The use of the site will not change.

Sincerely,

Joe Lambert  
Agent for the applicant