



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

Richard J. Bruckner
Director

June 17, 2010

TO: Wayne Rew, Chair
Pat Modugno, Vice-Chair
Esther Valadez, Commissioner
Leslie G. Bellamy, Commissioner
Harold V. Helsley, Commissioner

FROM: Mi Kim 
Principal Regional Planning Assistant
Zoning Permits I Section

**SUBJECT: June 23, 2010 PUBLIC HEARING
AGENDA ITEM NO. 6
PROJECT NO. 01-223-(2)
CONDITIONAL USE PERMIT NO. CP01-223
MATERIAL RECOVERY FACILITY (MRF) AND TRANSFER STATION**

This item was continued from April 28, 2010 to May 12, 2010 to allow County staff to revise the draft conditions to make them more enforceable.

At the May 12, 2010 hearing, the applicant requested a continuance to further revise the conditions and site plan.

Revised conditions and site plan were forwarded to your Commission last week.

As a result of the revised site plan, the Land Development Division of the Department of Public Works has recommended adding two additional conditions on grading. Accordingly, Condition Nos. 51 and 52 were added. Also added to Condition No. 3 is a language clarifying the timeframe to construct and obtain a building permit on the new building. Attached is a copy of the revised conditions tracking the most recent changes.

Also attached is the revised Initial Study taking into account changes to the site plan.

At the public hearing, the Environmental Programs Division of Department of Public Works will be presenting a Factsheet on the Vector Control Program in response to the concern voiced by your Commission.

Staff recommends approval of the proposed project for a Transfer Station and Material Recovery Facility subject to the attached revised conditions of approval.

SUGGESTED APPROVAL MOTION

I MOVE THAT THE REGIONAL PLANNING COMMISSION ADOPT THE NEGATIVE DECLARATION ASSOCIATED WITH CONDITIONAL USE PERMIT CASE NO. CP01-223-(2)

"I MOVE THAT THE PUBLIC HEARING BE CLOSED AND THAT THE REGIONAL PLANNING COMMISSION APPROVES CONDITIONAL USE PERMIT NO. CP01-223-(2) WITH FINDINGS AND CONDITIONS."

If you have any questions, please do not hesitate to contact me via email at mkim@planning.lacounty.gov or at (213) 974-6443.

MC:MKK
6/8/10

This grant authorizes the continuation of an existing material recovery facility and transfer station with an intake of 500 tons per day of nonhazardous waste, and the upgrade of the existing facility subject to the following conditions of approval:

DEFINITIONS

1. Definitions: Unless otherwise apparent from the context, the following definitions shall apply to these conditions of approval ("Conditions"), and to the attached Implementation and Monitoring Program ("IMP"):
 - a. "Ancillary Facilities" shall mean the facilities authorized by this grant that are directly related to the operation and maintenance of the Facility, and shall not include the facilities related to any other enterprise operated by the Permittee or any other person or entity.
 - b. "Approval Date" shall mean the date of the County's final action approving this grant plus any applicable appeal period.
 - c. "Board" shall mean the Los Angeles County Board of Supervisors.
 - d. "CalRecycle" Shall mean the California Department of Resources Recycling and Recovery.
 - e. "CARB" shall mean the California Air Resources Board.
 - f. "Commission" Shall mean the Los Angeles County Regional Planning Commission.
 - g. "County" shall mean the County of Los Angeles.
 - h. "County Code" shall mean the Los Angeles County Code.
 - i. County Local Enforcement Agency ("County LEA") shall mean the entity or entities (currently the Los Angeles County Department of Public Health) designated by the Board pursuant to the provisions of Division 30 of the California Public Resources Code to permit and inspect solid waste facilities and to enforce State regulations and permits governing these facilities; provided, however, that should the State assign the function of the LEA to an entity other than a Board-designated entity, the duties and responsibilities of the County LEA assigned to this grant which are above and beyond the LEA's function as assigned by the State shall be performed by the Department of Public Health – Solid Waste Management Program.
 - j. "Department" shall mean the Los Angeles County Department of Regional Planning.

- k. "Department of Public Health" shall mean the Los Angeles County Department of Public Health.
- l. "Department of Public Works" shall mean the Los Angeles County Department of Public Works.
- m. "Effective Date" shall mean the date that the Permittee makes "use" of this grant as that term is defined in Section 22.56.140 B of the County Code.
- n. "Facility" shall mean the entirety of the subject property and all activities authorized on the subject property by this grant. The subject property address is 357 West Compton Boulevard, Gardena, CA 90248.
- o. "Garbage" shall mean "Solid Waste" as defined in this grant.
- p. "Impermeable Cover" shall mean "Impermeable Material" as defined in this grant.
- q. "Impermeable Material" shall mean material, which cannot be pervaded by water and gas.
- r. "Materials Recovery Facility" shall mean a facility that separates Solid Waste into recyclable materials and residual waste.
- s. "Permittee" shall mean the applicant and any other person, corporation, or other entity making use of this grant.
- t. "Processing" shall mean the controlled separation, recovery, volume reduction, or recycling of Solid Waste including, but not limited to, organized, manual, automated, or mechanical sorting, and the use of vehicles for spreading of waste for the purpose of recovery.
- u. "Project" shall mean the activities of the Material Recovery Facility/Transfer Station ("MRF/TS") solid waste facility and its expansion within the area depicted on Exhibit "A" and other activities as approved by this grant. The Project includes the MRF/TS solid waste facility and Ancillary Facilities and activities as described in Condition 2, including but not limited to, waste diversion facilities, offices, and other employee facilities.
- v. "Putrescible Solid Waste" shall mean waste that is capable of being decomposed by micro-organisms with sufficient rapidity as to cause nuisances due to odors, vectors, gases or other offensive conditions, and include materials such as, but not limited to food wastes.

- w. "Recovered Material" shall mean material which has been retrieved or diverted from disposal for the purpose of recycling, reuse, or composting. "Recovered Material" does not include those materials generated from and reused on-site for manufacturing purposes.
- x. "Recycle" or "Recycling" shall mean the process of collecting, sorting, cleansing, treating, or reconstituting materials that would otherwise become Solid Waste, and returning them to the economic mainstream either directly or in the form of raw material for new, reused, or reconstituted products which meet the quality standards necessary to be used in the marketplace. Recycling does not include transformation as defined in Section 40201 of the Public Resources Code.
- y. "Refuse" - shall mean "Solid Waste" as defined herein.
- z. "Residual Waste" shall mean the waste remaining after removal of recyclable material from the Solid Waste stream.
- aa. "RWQCB" shall mean the Regional Water Quality Control Board, Los Angeles Region.
- bb. "SCAQMD" shall mean the South Coast Air Quality Management District.
- cc. "Site Plan" shall mean the plan depicting all or a portion of the subject property, including any Ancillary Facilities approved by the Director of the Department. "Site Plan" shall include what is referred to in this grant as Exhibit "A".
- dd. "Solid Waste" shall mean all putrescible and non-putrescible solid and semi-solid wastes, such as refuse, garbage, rubbish, paper, ashes, industrial wastes, demolition and construction wastes, abandoned vehicles and parts thereof, discarded home and industrial appliances, manure, vegetable or animal solid and semi-solid wastes. "Solid Waste" excludes materials or substances having commercial value which have been salvaged for reuse, recycling, or resale. Solid Waste includes Residual Waste received from any source.
- ee. "Source Separated Solid Waste" shall mean Solid Waste materials separated at the point of generation and delivered to the MRF/TS solid waste facility for Processing and for uses other than land disposal or incineration.
- ff. "TAC" shall mean the Los Angeles County Technical Advisory Committee established pursuant to Part IV of the Implementation and Monitoring Program.
- gg. "Transfer Station" shall mean a facility that receives Solid Waste for the purpose of (1) storing, handling or Processing the waste prior to transferring the waste to another solid waste facility or recycling facility; and/or (2) transferring Solid Waste

directly from one container to another or from one vehicle to another for transport to another solid waste facility.

Unless otherwise expressly provided in this grant, applicable federal, state, or local definitions shall apply to the terms used in this grant. Also, whenever a definition or other provision of this grant refers to a particular statute, code, regulation, ordinance, or other regulatory enactment, that definition or other provision shall include, for the life of this grant, any amendments made to the pertinent statute, code, regulation, ordinance, or other regulatory enactment.

GENERAL

2. The previous permit expired by its own terms on October 1, 2001. The facility continued to operate pursuant to the Interim Operating Agreement ("IOA"). Upon the effective date, this grant supersedes the IOA and any other agreements regarding the operations of the site. Accordingly, the terms of this grant control operations of the Facility on this site authorizing the continued operation of the MRF/TS solid waste facility. This grant shall also authorize the following Ancillary Facilities and activities at the Facility, as shown on the site plan(s) (Exhibit "A") approved in connection with this grant or subsequently approved through the Revised Exhibit "A" process, subject to the conditions of this grant:
 - a. Office and employee facilities directly related to the MRF/TS solid waste facility;
 - b. Waste handling and Processing operations;
 - c. Facilities necessary for the maintenance and repair of machinery and equipment used at the Facility, including refuse collection equipment and vehicles, and equipment or machinery used by the Permittee;
 - d. Facilities necessary for environmental protection and control systems, including storage tanks; and,
 - e. Storage bins utilized for Recovered Material.
3. Within sixty (60) days of the Approval Date, the Permittee shall submit to the Director of the Department for review and approval four (4) copies of a Exhibit "A", similar to that presented at the public hearing, that depict all required changes, including, but not limited to, the following:
 - a. All proposed and existing landscaping;
 - b. The location of the MRF/TS solid waste facility, Ancillary Facilities/uses, and storage areas;

- c. Site access, interior circulation, parking, appropriate traffic controls, designated and marked waste loading and unloading area(s), adjacent intersections; and,
- d. All fences and gates on-site;

Prior to submittal to the Director of the Department, the Permittee shall submit the revised plans to the Director of the Department of Public Works for its review and approval.

The permittee shall construct and obtain a building permit for the subject facility, which shall be developed in substantial conformance with the approved Exhibit "A," within two years after the Approval Date. A single one-year time extension may be requested in writing at least six months prior to the expiration of the date to construct the facility and obtain the building permit. The Director shall have the discretion to approve this request in consultation with other departments, including the Department of Public Works and Department of Public Health.

The property shall be maintained in conformance with the approved Exhibit "A". In the event that subsequent revised plans are submitted, the Permittee shall submit four (4) copies of the proposed plans to the Director of the Department for review and approval with copies of the submittal filed with the Director of the Department of Public Works and the County LEA. All revised plans must be accompanied by the written authorization of the property owner.

No changes in design and operation of the MRF/TS solid waste facility are permitted unless revised site plans are approved by the Director of the Department, in consultation with the Director of the Department of Public Works and the County LEA. No revision to the site plan shall be approved unless in substantial conformance and consistent with the conditions of this grant. A copy of all approved revised site plans shall be filed with the Director of the Department of Public Works and the County LEA upon approval by the Director of the Department.

- 4. This grant shall not be effective for any purpose until the Permittee, and the owner of the subject property if other than the Permittee, have filed at the office of the Department an affidavit stating that they are aware of, and agree to comply with, all of the conditions of this grant and that the conditions of this grant have been recorded as required by Condition No. 14, and until all required all monies have been paid as required by Condition Nos. 17, 64, and 65 of this grant. Notwithstanding the foregoing, this condition (No. 4), and Conditions Nos. 6, 13, and 14 shall be effective immediately upon the Approval Date of this grant.

5. The Permittee shall fully perform each action required of the Permittee under the Implementation and Monitoring Program (IMP) and the Mitigation Monitoring Report (MMR) attached to the supporting environmental documentation for this project, which actions are incorporated into these conditions by reference. The Permittee shall keep a copy of these conditions of approval on premises at all times and shall make a copy available to inspectors upon request.
6. This grant shall expire unless it is used within one (1) year from the Approval Date. The Permittee may request a single three-month time extension to use this grant, provided such an extension is requested in writing and with the payment of the applicable fee with the Department prior to such expiration date.
7. The subject property shall be developed, maintained, and operated in full compliance with the conditions of this grant, and in full compliance with all statutes, ordinances, or other regulations applicable to any development or activity on the subject property. Failure of the Permittee to cease any operations, development, or activity not in full compliance shall be a violation of these conditions. The Permittee shall also comply with all permits, approvals, or findings issued by other governmental agencies or departments, including, but not limited to, the permits, approvals, or findings issued by:
 - a. The County LEA & CalRecycle;
 - b. The CARB;
 - c. The RWQCB;
 - d. The SCAQMD;
 - e. The County of Los Angeles Department of Public Health; and,
 - f. The County of Los Angeles Department of Public Works.
8. Failure of the Permittee to provide any information requested by County staff for the purposes of determining compliance with any of the conditions of this grant or regarding any such required permit, shall constitute a violation of this grant and shall be subject to any and all penalties described in Condition No. 17.
9. It is hereby declared to be the intent of this grant that if any provision of this grant is held or declared to be invalid, the permit shall be void, and the privileges granted hereunder shall lapse.
10. To the extent permitted by law, the Department or County LEA shall have the authority to order the immediate cessation of MRF/TS solid waste facility operations or other activities at the Facility if the Department or County LEA determines that such cessation

is necessary for the health, safety, and/or welfare of the County's residents. Such cessation shall continue until such time as the Department or County LEA determines that the conditions leading to the cessation have been eliminated or reduced to such a level that there no longer exists an unacceptable threat to the health, safety, and/or welfare of the County's residents.

11. Nothing in these conditions shall be construed to require the Permittee to engage in any act that is in violation of any state or federal statute or regulation.
12. The Permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, annul or seek damages or compensation in connection with this permit approval and/or the conditions of this permit approval, which action is brought within the applicable time period of Section 65009 of the Government Code or other applicable limitation period. The County shall promptly notify the Permittee of any claim, action, or proceeding, and the County shall reasonably cooperate in the defense.
13. In the event that any claim, action, or proceeding as described above is filed against the County, the Permittee shall within ten days of the filing pay the Department an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to Permittee or Permittee's counsel. The Permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the Permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b. At the sole discretion of the Permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the Permittee according to Los Angeles County Code Section 2.170.010.

14. Prior to the use of this grant, the property owner or Permittee shall record the terms and conditions of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the property owner or Permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property. Upon recordation, an official copy of the recorded conditions shall be provided to the Director of the Department.

15. Upon approval of this grant, the Permittee shall contact the Fire Prevention Bureau of the Los Angeles County Fire Department to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided to the satisfaction of and within the time periods established by the Fire Department.
16. The Permittee shall give irrevocable permission to the County or its authorized agents to enter the Facility during the Facility's business hours for the purpose of conducting inspections. The inspector shall comply with the Facility safety protocol during the inspection. During the inspection, the Permittee shall fully cooperate with the inspector and shall not impede the inspector's work unless necessary to comply with the safety protocol. The inspector may be escorted by the Permittee's staff. The inspection report and any notice of violation issued to the Permittee shall be reported to the Director of the Department within 24 hours of the site inspection.
17. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor pursuant to Section 22.60.340 of the County Code. Notice is further given that the Commission or a Hearing Officer may, after conducting a public hearing in accordance with Section 22.56.1780, et seq., of the County Code, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to public health or safety, or so as to be a nuisance. In the event that the County deems it necessary to initiate such proceedings, the Permittee shall compensate the County for all costs incurred in such proceedings.

In addition to the provisions described hereinabove, the Permittee shall be subject to a penalty for violating any provision of this grant in an amount determined by the Director of the Department, not to exceed \$1,000 per day per violation. For this purpose, the Permittee shall deposit the sum of \$10,000 in an interest-bearing trust fund with the Department ~~prior~~ within 30 days of ~~to~~ the Effective Date to establish a draw-down account. The Permittee shall be sent a written notice of any such violation with the associated penalty, and if the noticed violation has not been remedied within 30 days from the date of the notice, to the satisfaction of the Director of the Department, the stated penalty, in the written notice shall be deducted from the draw-down account. If the stated violation is corrected within 30 days from the date of the notice, no amount shall be deducted from the draw-down account. Notwithstanding the previous sentence, if the stated violation is corrected within 30 days from the date of the notice but said violation recurs any time within a 6 month period, the stated penalty will be automatically deducted from the draw-down account upon such recurrence and the Permittee will be notified of such deduction. If the deposit is ever depleted by 50 percent of the initial deposit amount (\$5,000), the Permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit (\$10,000) within 10 business days of notification of the depletion. There shall be no limit to the number of supplemental deposits that may be required during the life of this grant.

If the Permittee is dissatisfied with any notice of violation as described in the preceding paragraph, the Permittee may appeal the notice of violation to a Hearing Officer pursuant to Section 22.60.390(C)(1) of the County Code within 15 days of receipt by the Permittee of the notice of violation. The Hearing Officer shall consider such appeal and shall take one of the following actions regarding the appeal:

- a. Affirm the notice of violation;
- b. Refer the matter back to the Director for further zoning enforcement review with or without instructions; or
- c. Set the matter for public hearing before the Hearing Officer and/or Commission pursuant to Section 22.60.170, et seq., of the County Code, where applicable.

TERMINATION REQUIREMENTS

18. This grant is for a term of up to 15 years, which consists of an initial 10-year term that will expire on ~~May 12~~ June 23, 2020, unless extended for an additional 5-year term upon approval by the Director of the Department. The permittee shall submit a written application accompanied by all applicable fees no less than six months prior to the expiration date of the initial term. The Director of the Department in consultation with the Department of Public Health, Department of Public Works, and Fire Department shall grant such an extension, if the use is found to be in substantial compliance with the conditions of approval, has been conducted in compliance with all applicable laws and regulations, and the permittee has exercised the utmost diligence in resolving any Notice of Violation issued throughout the term of the permit.
19. Upon termination of this grant, entitlement to the use of the property shall be subject to the regulations then in effect. If the Permittee intends to continue operations after such date, a new conditional use permit application shall be filed with the Department prior to the termination of this permit, whether or not any modification of the use is requested at that time.

FACILITY CAPACITY

20. The amount of Solid Waste received at the Facility for material recovery, transfer, and/or processing purposes, on any given day, six working days per week, shall not exceed 500 tons. In determining the amount of Solid Waste received by the Facility, the quantity shall include all incoming Solid Waste and recyclable materials, but not be limited to, the following: Solid Waste materials received for Processing at the Facility, source separated Solid Waste delivered to the Facility, recyclable materials delivered to the Facility, and materials received in conjunction with any other solid waste handling

enterprise at the Facility.

All Solid Waste materials received and/or processed at the Facility shall be weighed.

21. The Permittee shall conduct all waste Processing and separation activities within designated areas only as identified on the site plan (Exhibit A) approved pursuant to Condition No. 3 of this grant.
22. Within 90 days after the Effective Date, or a longer period if approved by the Director of the Department of Public Works, the Permittee shall establish measures to ensure that the method to determine the amount of tonnage processed at the Facility is accurate. These measures shall include, but not be limited to:
 - a. Requiring all solid waste haulers to submit accurate waste origin data.
 - b. Implementing a system to verify the accuracy of the data submitted.
 - c. Implementing a system to verify that Solid Waste reported as having originated in the County unincorporated area actually has such origination.
 - d. Adopting education and outreach programs for solid waste haulers and other customers of the Permittee regarding the need for accurate waste origin data.
 - e. Imposing penalties on solid waste haulers and other customers of the Permittee for non-cooperation with these measures, or for repeatedly providing false information regarding waste origin data to the Permittee.

The waste origin verification and reporting program developed by the Permittee shall be approved by the Director of the Department of Public Works, and the Permittee shall submit the data from this program on a monthly basis to the Department of Public Works for review. Based on the initial results from this program, the Director of the Department of Public Works may require the Permittee to modify the program or to develop or implement additional monitoring or enforcement programs to ensure that the intent of this Condition No. 22 is satisfied.

OPERATING HOURS

23. The Facility shall be subject to the following operating hours:
 - a. Facility operations, such as Waste Processing, shall be conducted only between the hours of 6:00 a.m. and 5:00 p.m., Monday through Friday, and from 6:00 a.m. to 2:00 p.m. on Saturdays. Adequate lighting shall be provided during dawn and sunset hours of operation.

- b. The Facility and all its operations shall be closed on Sundays.
- c. Truck and equipment maintenance activities at the Facility shall be conducted only between the hours of 6:00 a.m. and 5:00 p.m., Monday through Saturday.
- d. During construction, the permittee and its contractor shall comply with Sections 12.12.010 – 12.12.100 of the Los Angeles County Code regarding building construction noise.
- e. Diesel vehicles and forklifts shall be operated at the Facility between the hours of 67:00 a.m. and 5:00 p.m., Monday through Friday, 67 a.m. to 2 p.m. Saturday.
- f. Notwithstanding anything to the contrary in this Condition No. 23, emergency operations, mitigation measures necessary to avoid negative environmental impacts, and equipment repairs, which cannot be accomplished within the hours set forth in this Condition, may occur at any time if approved via written authorization by the County LEA. A copy of this authorization shall be provided to the Director of the Department.

PROHIBITED WASTE

- 24. The Permittee shall maintain adequate on-site staff, with appropriate training and experience during all hours of operation for the Facility. The staff's qualification and level of experience shall be subject to approval of the County LEA, which may, in its discretion, establish minimum training requirements for designated positions at the Facility. All on-site staff shall be familiar with the conditions of this grant.
- 25. At all times, the Permittee shall maintain properly calibrated radiation monitoring equipment at the Facility as required by Department of Public Health and provide evidence thereof to the Department. The Permittee shall at all times comply with the County's policies on radiation monitoring. For purposes of this section, properly calibrated hand held radiation monitoring devices are acceptable.
- 26. All tipping floor personnel at the Facility must be trained to identify Prohibited Waste in the proper handling procedures for its legal processing, removal and/or sequestration. A copy of the Facility's training certificates and a written "prohibited/hazardous waste handling procedures manual" shall be available on-site at the Facility at all times for the inspectors' review. "Prohibited Waste" shall mean all waste other than Solid Waste, including radioactive waste, liquid waste, medical waste, hazardous waste, and any waste that would be illegal or otherwise prohibited at the Facility.

27. The Permittee will use industry Best Management Practices to prevent the intake and processing of waste that may pose a risk to public health or safety or the environment. Permittee shall process waste in strict compliance with its Solid Waste Facility Permit. At minimum, the Permittee will assign an employee to inspect incoming waste consistent with its Solid Waste Facility Permit. All Prohibited Waste or materials containing otherwise unsafe or unpermitted waste will be rejected or segregated for disposal that meets all applicable laws or regulations.

STORAGE

28. The Permittee shall not store or hold odoriferous Solid Waste material at the Facility for a period exceeding 24 hours with the exception of food waste, green waste, putrescible and unusually odoriferous waste, which shall be shipped off site immediately, but in no event shall these materials remain on-site for a period longer than 24 hours of receipt. All Solid Waste materials, Recovered Material, and Residual Waste materials shall be stored within the facility yard. All Solid Waste materials, Recovered Material, and Residual Waste materials shall be stored in such a manner that it cannot be blown from the facility yard. All Solid Waste, Recovered Material, and Residual Waste shall be covered with an Impermeable Cover, if stored overnight. All storage bins shall be covered with an Impermeable Cover if materials are stored overnight or if not in use.
29. The Permittee shall not store Recovered Materials more than 21 days, unless a longer period is approved by the County LEA. Said materials shall be covered with an Impermeable Cover. The County LEA may shorten the maximum storage period of 21 days to protect public health and safety and to prevent public nuisances.
30. All containers, including roll-off bins, and/or all collection vehicles containing waste that are present overnight shall be parked inside the enclosed building at the Facility. The building shall be maintained clean and free of vermin pursuant to its Solid Waste Facility Permit. The Permittee shall also abide by all County of Los Angeles Fire Department regulations regarding on-site storage. The Permittee shall not store any waste in containers or vehicles, including transfer trailers, for longer than 24 hours. Storage of containers and/or vehicles inside the enclosed building may take place only if such storage can be done safely without damage to the building, containers or the vehicles. In the event of special circumstances that storage of containers and/or vehicles will require more than 24 hours, Department of Public Health shall be notified and approval received. Special circumstances arise from unscheduled delays or closures at landfills (or other facilities) and/or from special directives from other regulatory agencies, e.g., directive to isolate and park a truck due to radiation reading, etc.
31. The Permittee shall not store any empty dumpsters and similar containers outside of the enclosed building located at the Facility unless the empty dumpsters or containers have

been screened as provided in Part 7 of Chapter 22.52 of the Los Angeles County Code. Dumpsters and storage bins shall not obstruct any parking spaces or drive ways depicted on the approved Exhibit "A."

32. The Permittee shall immediately repair cracks on the tipping floor depicted on the approved Exhibit "A".

ODOR

33. ~~Prior to~~ Within 30 days of the Effective Date, the Permittee shall prepare and submit to the County LEA for review and approval an Alternative Odor Management Plan (AOMP) or a South Coast Air Quality Management District Rule 410 Odor Management Plan (Rule 410 OMP). Either of the odor plans shall include procedures to identify and handle odiferous incoming loads of Solid Waste. The County LEA shall consult with the SCAQMD prior to approving an AOMP.
34. The Permittee shall annually review the AOMP to determine if and when revisions are necessary.
35. The Department and County LEA shall use the AOMP to determine if the Facility is following the procedures established by the Permittee. If the Department or County LEA determines that the Plan is not being followed, the Department or County LEA may require the operator either to comply with the Plan or to revise it, in consultation with SCAQMD.
36. The Department or County LEA shall have the authority to require the Permittee to implement additional corrective measures when such measures are deemed appropriate to protect public health and safety.
37. Within 90 days after the Effective Date, the Permittee shall implement an odor control system to prevent public nuisances, including, but not limited to, the installation of automatic misting systems to prevent odor migration offsite). The odor control system shall be reviewed and approved by the County LEA.

In the event such measures are determined inadequate by the County LEA, the County LEA may approve alternative odor mitigation measures proposed by the Permittee, if it determines that such measures will be equal to or more effective in controlling odor impacts.

NOISE

38. The Permittee shall implement mitigation measures necessary to reduce noise impacts from site operations to the satisfaction of the Department of Public Health, Environmental Hygiene Program and the County LEA. Unless said agencies state otherwise, within 90 days after the Effective Date, the Permittee shall select the most effective system in controlling noise emissions. The Department of Public Health and/or the County LEA shall have the authority to require the Permittee to implement additional corrective measures when such measures are deemed appropriate to protect public health and safety.

The Permittee shall comply with noise control ordinances, Chapter 12.08 and Chapter 12.12 of the County Code

VECTOR CONTROL

39. The Permittee shall prepare a vector control plan for the Facility, which shall be prepared to the satisfaction of, and reviewed, and approved by the Los Angeles County Department of Public Health, Vector Management Program, and the County LEA ~~prior~~ within 30 days of the Effective Date. Upon the Effective Date, the Permittee shall implement vector control measures in accordance with the approved plan. Additional vector control measures may be required by the Department of Public Health, Vector Management Program and the County LEA.

DUST

40. The Permittee shall implement mitigation measures necessary to reduce impacts due to dust emissions to the satisfaction of the County LEA. ~~Prior to~~ Within 30 days of the Effective Date or unless the County LEA states otherwise, the Permittee shall select the most effective system in controlling dust emissions. The County LEA shall have the authority to require the Permittee to implement additional corrective measures when such measures are deemed appropriate to protect public health and safety.

LITTER

41. The Permittee shall prepare a litter control and recovery program, which shall be prepared to the satisfaction of, and reviewed and approved by, the Director of the Department of Public Works and the County LEA ~~prior~~ within 30 days of the Effective Date. Upon the Effective Date, the Permittee shall implement litter control and recovery program. The program shall include the following provisions:
- a. All Solid Waste vehicles utilizing the Facility shall tarp their loads.

- b. All Solid Waste vehicles utilizing the Facility must remove debris from the rear axles prior to exiting the facility.
- c. All paved surfaces within the Facility grounds, and the sidewalk in front of the Facility, shall be swept at least twice daily.
- d. All Facility access roads shall be monitored at regular intervals during operating hours to ensure litter is not spilling from solid waste vehicles utilizing the Facility.
- e. The sweeping frequency on- and off-site may be increased as warranted to prevent accumulation of litter.

ROAD IMPROVEMENTS

42. The Permittee shall implement the following road improvements.

- a. Reconstruct/construct any new parkway improvements (sidewalk, commercial driveways, landings, etc.) that either serve or form a part of a pedestrian access route to meet current American with Disabilities Act requirements to the satisfaction of Department of Public Works.
- b. Plant street trees on Compton Boulevard along the property frontage. Existing trees in the right of way shall be removed and replaced if not acceptable as street trees.
- c. Repair any damaged or deteriorated curb, gutter, sidewalk, street trees, pavement, and driveway aprons on Compton Boulevard along the property frontage to the satisfaction of Department of Public Works.
- d. Acquire street plan approval from the Department of Public Works and direct check status before obtaining grading/building permit.
- e. Execute an Agreement to Improve for the street improvements prior to issuance of a building permit by the Department of Public Works.
- e.f. All gates at the project driveways must slide or swing (in the direction of travel for inbound traffic) and not slide or swing out into the road Right of Way, and should remain open during the hours of operations.

TRAFFIC AND LIGHTING

43. Within 60 days after the Effective Date, the Permittee shall provide sufficient queuing space on-site to accommodate the queuing of vehicles accessing the site. The Permittee shall submit a report to the Department of Public Works that includes the typical number of vehicles accessing the site on a daily basis, the standard time required to process the delivery of waste, and the estimated number of queuing vehicles. The Permittee shall include in the report any agreements made with users of the site for scheduling the delivery of waste. Based on the information in this report, the Permittee shall maintain an on-site queuing area that accommodates the estimated number of queuing vehicles. If the site cannot accommodate the estimated number of queuing vehicles entirely on-site, the Permittee shall submit a proposed off-site queuing area plan to TAC for review and approval. This requirement shall be implemented to the satisfaction of the Director of Public Works prior to opening the Facility to the public.
44. Within 180 days after the Effective Date, the Permittee shall install street lights on concrete poles with underground wiring along the property frontage on Compton Boulevard to the satisfaction of the Department of Public Works. The Permittee shall submit street lighting plans along with existing and/or proposed underground utilities plans for review and approval by the Director of Public Works .
45. Within 180 days after the Approval Date, the Permittee shall enter into a secured agreement with the Director of Public Works for the installation of street lights in the amount of \$15,000. This amount is subject to change upon submittal of final street lighting plans. The Permittee shall comply with the Lighting Districts guidelines specified by the Department of Public Works and other conditions necessary for the Lighting Districts to pay for the future operation and maintenance of the street lights. The street lights shall be installed by the Permittee per approved plans prior to issuance of a Certificate of Occupancy.
46. Prior to the issuance of any building permits, the Permittee shall submit any architectural plans to the Fire Prevention Engineering unit of the County of Los Angeles Fire Department for review and approval.

LANDSCAPING AND GREEN BUILDING PROGRAM

47. Within 180 days after the Approval Date, the Permittee shall submit a landscape plan, which includes all frontage landscape, to the Director of the Department for review and approval.
48. The permittee shall comply with Drought Tolerant Landscaping Ordinance requirements as follows:

- a. Minimum 75 percent of all landscaping shall be drought-tolerant.
- b. Grass or turf shall be maximum of 25 percent of all landscaping, 5,000 square feet, water efficient, and at least five feet in width.
- c. Plants with similar water needs shall be grouped together.

49. The permittee shall comply with Green Building Ordinance as follows:

- a. Plant three 15-gallon tree per 10,000 square feet of developed area, at least 65 percent of which trees shall be from the Drought Tolerant Plant List. Existing trees (any species) greater than or equal to six inches in diameter may count towards required tree planting.
- b. Project shall comply with Green Building requirements unless waived or modified by Los Angeles County Department of Public Works pursuant to applicable provisions.
- c. Third party LEED Certification or equivalent shall be required.
- d. Three copies of a landscape plan shall be submitted to and approved by the Director of Planning before issuance of a building permit. The landscaping may be incorporated into the revised Exhibit "A" described above, showing the size, number, type, and location of all plants, trees, and watering facilities to be installed at the site. The permittee shall maintain all landscaping in a neat, clean, and healthy condition, and shall properly prune, weed, remove litter, fertilize, and replace plants when necessary. Landscape watering facilities, if any, shall consist of a permanent water-efficient irrigation system, such as "bubbler" or drip irrigation, to irrigate all landscaped areas, except for turf or other ground cover.

50. ~~Prior~~ Within 30 days of the Effective Date, the Permittee shall submit a notarized copy of a covenant agreeing to landscape and maintenance of the property in accordance with the Drought Tolerant Ordinance.

GRADING

51. The Permittee shall obtain all applicable jurisdictional permits. These agencies may include, but may not be limited to, the State of California Regional Water Quality Control Board, State of California Department of Conservation, and Division of Oil, Gas, and Geothermal Resources (DOGGR).

- a. The latest drainage concept/hydrology/Standard Urban Stormwater Mitigation

Plan (if applicable) approved by Public Works' Land Development Division,
Storm Drain and Hydrology Section.

52. The Permittee shall submit a grading plan for approval. The grading plan must show and call out the following items including, but not limited to, construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, and Standard Urban Stormwater Mitigation Plan, and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.

a. The grading plan must be approved by Public Works' Geotechnical and Materials Engineering Division.

PARKING

53. All parking spaces and driveways for the Facility shall comply with the standards and requirements established in Part II of Chapter 22.52 of the Los Angeles County Code, including Section 22.52.1205. As agreed to by the Permittee, a minimum of 38 parking spaces shall be provided.

At least one of these spaces shall be reserved for persons with disabilities and shall be van accessible. The required parking spaces shall be continuously available for vehicular parking only and shall not be used for storage, automobile repair, or any other unauthorized use. A minimum of two Type-C loading spaces shall be provided in addition to the ~~38~~required parking spaces.

~~All parking spaces and driveways for the Facility shall comply with the standards and requirements established in Part II of Chapter 22.52 of the Los Angeles County Code, including Section 22.52.1205.~~

SIGNAGE

~~54.~~54. All signs shall comply with the standards and requirements set forth in Part 10 of Chapter 22.52 of the County Code.

MARKINGS

- 52-55. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings or signage that was not approved by the Department of Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises.
- 53-56. In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

COMPLIANCE WITH ADDITIONAL PERMITS/REQUIREMENTS

- 54-57. The Permittee shall be prohibited from initiating any activity for which an Industrial Waste Disposal Permit and/or Underground Storage Tanks Permit is required at the Facility before the required or revised permit is obtained from the Department of Public Works. The activities covered by this Condition No. 55 include, but are not limited to, the installation, modification, or removal of any underground storage tank and/or industrial waste control facility. For purposes of this Condition No. 55, an industrial waste control facility includes its permanent structures for treating post-development storm water runoff.
- 55-58. The Permittee shall develop and obtain approval from the Department of Public Works a Standard Urban Storm Water Mitigation Plan (SUSMP) for the Facility's activities, unless the Department of Public Works determines that such plan is unnecessary.
- 56-59. The Permittee shall only accept Solid Waste, as defined, for processing and transfer. The Facility's tipping area shall be washed down daily at the end of each operating day. The resulting wastewaters must enter a permitted SUSMP system and must be pumped immediately so that at all times the Facility remains free of standing water, including at the sump pits unless the Department of Public Works determines that such plan is unnecessary. The berms that direct the flow of water must be maintained in good condition and repaired as needed to perform its intended function.
- 57-60. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
- 58-61. Upon the Effective Date, all equipment and diesel fleet vehicles, including transfer trucks, entering the Facility shall be CARB compliant.

Additionally, upon the Effective Date, all newly purchased fleet vehicles, including packer trucks, roll-off trucks, and transfer trucks, must be alternative fueled. Alternative fueled vehicles means a vehicle that uses compressed or liquefied natural gas, liquefied petroleum gas, methanol, electricity, fuel cells, or other advanced technologies approved by TAC. The Permittee may appeal this requirement to TAC, but only on the basis of whether a particular alternative fuel vehicle is technologically or economically feasible.

By July 1 of each year, the Permittee shall submit an annual report to the Director of the Department documenting that all equipment and diesel trucks are in compliance with this Condition 59, including, but not limited to, Title 13, California Code of Regulations, Section 2020, et seq.

~~59-62.~~ All vehicles or trucks to be used in the construction and operation of the MRF/TS solid waste facility shall comply with Sections 27150, 27204, and 27206 of the California Vehicle Code.

~~60-63.~~ All parking lot and other exterior lighting shall be hooded and directed away from neighboring properties to prevent direct illumination and glare, and shall be turned off within 30 minutes after conclusion of activities on the site, with the exception of sensor-activated security lights and/or low level lighting along all pedestrian walkways leading to and from the parking lot.

~~61-64.~~ All vehicles associated with the Permittee and use of the grant shall be stored and maintained within the Facility or property owned by the Permittee, and shall not be parked on public streets or right-of-way.

~~62-65.~~ In the event of a conflict between the provisions of this grant and other regulations, the more stringent shall apply, unless that condition is preempted.

PERMITTEE FEES

~~63-66.~~ Within 3 days of the Approval Date of this grant, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code, the following applicable fee is required, \$2,085.25. No land use project subject to this requirement is final, vested, or operative until the fee is paid.

~~64-67.~~ Within thirty (30) days after the Approval Date, the Permittee shall deposit with the Department the sum of \$5,000. These monies shall be placed in a performance fund

that shall be used exclusively to (1) compensate the Department for all expenses incurred while inspecting the premises to determine the Permittee's compliance with the conditions of approval, including adherence to development in accordance with the approved site plans on file, (2) compensate the Department for all actual expenses incurred in reviewing and verifying the information contained in any required reports, and (3) any other activities of the Department, including but not limited to, enforcement, permitting, coordination of mitigation monitoring, and administrative support. The Permittee shall be financially responsible for and shall reimburse the Department for all actual expenses exceeding the initial deposit (\$5,000).

~~65-68.~~ 65-68. ~~For the life~~ Upon the effective date of this grant, the Permittee shall pay on a monthly basis to the Department \$0.50 per ton of Solid Waste received at the Facility. The said payments shall be deposited into an interest-bearing Community Benefit and Environmental, Education Trust Fund, created and maintained by the Department. This fund shall be used to fund environmental, educational, and quality of life programs in the unincorporated surrounding communities, and to fund regional public facilities that serve these communities. All monies in the fund shall be spent as directed by the Second Supervisorial District. All interest earned on the monies in the Fund shall remain in the Fund.

~~66-69.~~ 66-69. Upon the effective date of this grant ~~the~~ Permittee shall pay on a monthly basis to the Department of Public Works a fee of \$0.25 per ton of Solid Waste received at the Facility. This fee shall be used for the implementation and enhancement of waste diversion programs in County unincorporated areas.

COMMUNITY COMPLAINTS/INQUIRIES

~~67-70.~~ 67-70. The Permittee shall maintain a record of all complaints received and measures taken to resolve those complaints. The record of complaints shall include the date and time, nature of complaints, and actions taken to identify and mitigate the complaint. The Permittee shall resolve all complaints to the satisfaction of the Director of the Department. The record shall be maintained for three years and made available upon request.

~~68-71.~~ 68-71. The Permittee shall post a sign at the entrance gate to the Facility providing the following information:

- a. The telephone number to contact the Permittee on a 24-hour basis to register complaints regarding the Facility's operations. All complaints received shall be reported to the Director of the Department, and other agencies, as appropriate, on the same day but no later than 10:00 a.m. of the following business day;

- b. The telephone number of the Department's Zoning Enforcement Section, and the hours when the number is staffed; and,
- c. The telephone number of the County LEA and the hours when the number is staffed.

| ~~69.72.~~ Copies of all confirmed Notices of Violations shall be provided to the Department's Zoning Enforcement Section, within 24 hours of receipt. In addition, the Permittee shall identify all measures undertaken by the Permittee to address these complaints and/or correct the violations. The Department and the County LEA shall have the authority to require the Permittee to implement additional corrective measures for complaints of this nature when such measures are deemed necessary to protect public health and safety.

| ~~70.73.~~ If more than three (3) confirmed Notices of Violations are received within a six (6) month period, the Department's Zoning Enforcement Section or the County LEA shall notify the Director of the Department. The Director of the Department shall require that the Permittee meet immediately with the TAC to discuss resolution and prevention of these violations.

STAFF USE ONLY

PROJECT NUMBER: 01-223
CASES: CUP 01-223
IS 01-223



*** INITIAL STUDY ***

**COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING**

GENERAL INFORMATION

I.A. Map Date: December 28, 2006 May 21, 2010 Staff Member: Rudy Silvas
Thomas Guide: 734 C-4 USGS Quad: Inglewood
Location: 357 West Compton Boulevard, Gardena, California

Description of Project: Updated project description as of June 3, 2010, based on site plan revision.
The existing Waste Resources Recovery Facility is currently permitted to receive 500-TPD, and does not request an increase in permitted daily tonnage as part of the proposed project. The proposed project involves the movement of the existing scale to the east side of the project site; demolition of the existing canopy, Material Recovery Facility (MRF) building, and offices; construction of a larger canopy and tipping floor (14,210 22,936 square feet), new smaller MRF building (9,375 6,824 square feet), and offices (1,600 1,400 square feet); construction of a tunnel to improve truck circulation; and construction of a new perimeter fence. In addition, the new structure will be set back 30 feet from the west property line, and will have a fire lane paved between the west property line and the new building. The new 30 foot wide fire lane will be for emergency vehicle access, and for egress of employee vehicles from the parking area located in the northwest portion of the site. A total of 35 parking stalls will be provided, including one handicap stall. Grading proposed is for a total of 9,800 cubic yards of dirt to be handled, 4,900 c.y. cut and 4,900 c.y. fill, all balanced on site. Maximum height of building will be 47 feet above finished grade. All truck and employee vehicle traffic will ingress and egress the site from Compton Boulevard. Truck access into and from MRF structure and Transfer Station will be via new tunnel under west end of building, and through drive-through roll up doors at finished grade level within east end of building.

Gross Acres: 2.38 acres

Environmental Setting:

The project site is located on the north side of W. Compton Blvd., between S. Figueroa St. and S. Broadway St. Regional access is provided by the Harbor Freeway (I-110), which is located approximately 0.3 miles west of the site, and also by Interstates 91 and 405. The project site is surrounded by industrial uses (including a variety of manufacturing/industrial facilities and warehouses). The site is bounded on the north by a Southern Pacific Railroad right-of-way, on the west by Continental Binder & Specialty Group (a manufacturer of plastic binders), and on the east by Kool Star Inc. (a manufacturer of commercial refrigerated units). Across W. Compton Boulevard to the south is Metric Precision (a metal aircraft parts manufacturer). The closest residential land use is located northwest of the project site, across S. Figueroa Street, approximately 800 feet from the project site.

Zoning: M-2 (Heavy Manufacturing Zone)

General Plan: (I) Major Industrial

Community/Area wide Plan: N/A

Major projects in area:

<u>PROJECT NUMBER</u>	<u>DESCRIPTION & STATUS</u>
R2006-01841	MRF at 15001 S. Broadway St. Gardena. CASE WITHDRAWN
City of L.A.	Relocate and expand mini-mart at 14221 S. Figueroa St.
City of L.A.	Charter school for 575 students at 555 W. Redondo Beach Blvd.

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

REVIEWING AGENCIES

Responsible Agencies

- None
- Regional Water Quality Control Board
 - Los Angeles Region
 - Lahontan Region
- Coastal Commission
- Army Corps of Engineers
-
-
-
-
-

Trustee Agencies

- None
- State Fish and Game
- State Parks
-
-

Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of Santa Monica Mtns. Area
- Caltrans
- SCAQMD
- City of Los Angeles
- Integrated Waste Management Board
- DTSC
- City of Carson
- City of Gardena
- City of Compton

Regional Significance

- None
- SCAG Criteria
- Air Quality
- Water Resources
- Santa Monica Mtns. Area
-
-
-
-

County Reviewing Agencies

- Subdivision Committee
- DPW: Waterworks & Sewer Maintenance; Drainage & Grading; Traffic & Lighting; Environmental Programs; Geology & Soils
- Health Services; Env. Hygiene; Solid Waste Mgmt.
- Fire: Hazardous Materials; Fire Prevention; Forestry
- Sanitation Districts

IMPACT ANALYSIS MATRIX		ANALYSIS SUMMARY (See individual pages for details)				
					Less than Significant Impact/No Impact	
					Less than Significant Impact with Project Mitigation	
					Potentially Significant Impact	
CATEGORY	FACTOR	Pg				Potential Concern
HAZARDS	1. Geotechnical	5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Flood	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Fire	7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Noise	8	<input type="checkbox"/> <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<i>Noise during construction</i>
RESOURCES	1. Water Quality	9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Drainage/Runoff Control</i>
	2. Air Quality	10	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Pollution/Emissions Control</i>
	3. Biota	11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Cultural Resources	12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Phase I Report</i>
	5. Mineral Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	7. Visual Qualities	15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
SERVICES	1. Traffic/Access	16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Sewage Disposal	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Education	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Fire/Sheriff	19	<input type="checkbox"/> <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<i>Emergency Access</i>
	5. Utilities	20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
OTHER	1. General	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Environmental Safety	22	<input type="checkbox"/> <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<i>Phase I Report</i>
	3. Land Use	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Pop/Hous/Emp/Rec	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Mandatory Findings	25	<input type="checkbox"/> <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<i>Cumulative Impacts</i>

DEVELOPMENT MONITORING SYSTEM (DMS)

As required by the Los Angeles County General Plan, DMS* shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

1. Development Policy Map Designation: Conservation / Maintenance

2. Yes No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?

3. Yes No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

If both of the above questions are answered "yes", the project is subject to a County DMS analysis.

Check if DMS printout generated (attached)

Date of printout: _____

Check if DMS overview worksheet completed (attached)

EIRs and/or staff reports shall utilize the most current DMS information available.

Environmental Finding:

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

MITIGATED NEGATIVE DECLARATION, in as much as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

ENVIRONMENTAL IMPACT REPORT,* inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant".

At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The Addendum EIR is required to analyze only the factors changed or not previously addressed.

Reviewed by: *Rudy Sih* Updated Date: 6-16-10

Approved by: *Paul A. Bentley* Date: 6-16-10

This proposed project is exempt from Fish and Game CEQA filing fees. There is no substantial evidence that the proposed project will have potential for an adverse effect on wildlife or the habitat upon which the wildlife depends. (Fish & Game Code 753.5).

Determination appealed – see attached sheet.

*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

HAZARDS - 3. Fire

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in a high fire hazard area and served by inadequate access due to lengths, width, surface materials, turnarounds or grade? <i>A 30' wide fire lane will be provided as an additional means of emergency access, to be located along the west end of MRF/Transfer Station building proposed.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having inadequate water and pressure to meet fire flow standards?
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)? <i>Surrounding industrial uses.</i>
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Does the proposed use constitute a potentially dangerous fire hazard?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

Water Ordinance No. 7834
 Fire Ordinance No. 2947
 Fire Regulation No. 8
 Fuel Modification / Landscape Plan

MITIGATION MEASURES

OTHER CONSIDERATIONS

Project Design Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

Potentially significant
 Less than significant with project mitigation
 Less than significant/No impact

RESOURCES - 1. Water Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having known water quality problems and proposing the use of individual water wells?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project require the use of a private sewage disposal system?
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations <i>or</i> is the project proposing on-site systems located in close proximity to a drainage course?
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies? <i>Project shall implement mitigation measures to control runoff.</i>
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies? <i>Plan will comply with an approved SUSMP</i>
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

- | | |
|---|--|
| <input checked="" type="checkbox"/> Industrial Waste Permit | <input checked="" type="checkbox"/> Health Code – Ordinance No.7583, Chapter 5 |
| <input checked="" type="checkbox"/> Plumbing Code – Ordinance No.2269 | <input checked="" type="checkbox"/> NPDES Permit Compliance (DPW) |

MITIGATION MEASURES

- Lot Size Project Design Compatible Use

OTHER CONSIDERATIONS

Implement mitigation measures for Water Quality During Construction and Drainage/Runoff Control per MMP.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **water quality** problems?

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Potentially Significant | <input checked="" type="checkbox"/> Less than significant with project mitigation | <input type="checkbox"/> Less than significant/No impact |
|---|---|--|

RESOURCES - 2. Air Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses)?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure or exceed AQMD thresholds of potential significance?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Potential for increase during construction.</i> Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with or obstruct implementation of the applicable air quality plan?
f.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
g.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emission which exceed quantitative thresholds for ozone precursors)?
h.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

Health and Safety Code – Section 40506

MITIGATION MEASURES

OTHER CONSIDERATIONS

Project Design Air Quality Report

Implement Air Quality During Construction mitigation measures per MMP.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **air quality**?

Potentially significant

Less than significant with project mitigation Less than significant/No impact

RESOURCES - 3. Biota

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located within Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is a drainage course located on the project site that is depicted on USGS quad sheets by a dashed blue line or that may contain a bed, channel, or bank of any perennial, intermittent or ephemeral river, stream, or lake?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain oak or other unique native trees (specify kinds of trees)?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., wildlife corridor, adjacent open space linkage)?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

ERB/SEATAC Review

Oak Tree Permit

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, **biotic** resources?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

RESOURCES - 4. Archaeological/Historical/Paleontological

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) that indicate potential archaeological sensitivity?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain rock formations indicating potential paleontological resources?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain known historic structures or sites?
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Phase 1 Archaeology Report

Implement mitigation measures per Cultural Resources and Hazardous Materials sections of MMP.

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological, historical, or paleontological** resources?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

RESOURCES - 5. Mineral Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on mineral resources?

Potentially Significant

Less than significant with project mitigation

Less than significant/No impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project involve other changes in the existing environment that due to their location or nature, could result in conversion of Farmland, to non-agricultural use?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on agriculture resources?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project likely to create substantial sun shadow, light or glare problems?
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., grading or landform alteration)?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Visual Report

Compatible Use

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on scenic qualities?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project contain 25 dwelling units or more and is it located in an area with known congestion problems (roadway or intersections)?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in any hazardous traffic conditions?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in parking problems with a subsequent impact on traffic conditions?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area? <i>A 30' wide fire lane will be provided between west end of proposed building and western property line.</i>
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?
g.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Project Design Traffic Report

Consultation with Traffic & Lighting Division

Project design cleared through consultation with Public Works' Traffic and Lighting/Land Development Divisions. No mitigation measures required.

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **traffic/access** factors?

Potentially significant

Less than significant with project mitigation Less than significant/No impact

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If served by a community sewage system, could the project create capacity problems at the treatment plant?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems in the sewer lines serving the project site?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

- Sanitary Sewers and Industrial Waste – Ordinance No. 6130
- Plumbing Code – Ordinance No. 2269

MITIGATION MEASURES

OTHER CONSIDERATIONS

Sewer service review cleared by Sewer & Water/Landscaping Sections of Public Works Land Development Division on 11-4-09. No mitigation measures required.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

- Potentially significant
- Less than significant with project mitigation
- Less than significant/No impact

SERVICES - 3. Education

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at the district level?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at individual schools that will serve the project site?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create student transportation problems?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create substantial library impacts due to increased population and demand?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Site Dedication Government Code Section 65995 Library Facilities Mitigation Fee

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

Potentially significant

Less than significant with project mitigation Less than significant/No impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any special fire or law enforcement problems associated with the project or the general area?
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors? <i>Radio activated opening device on gate.</i>

MITIGATION MEASURES

OTHER CONSIDERATIONS

Fire Mitigation Fee

Implement mitigation measures for Emergency Services per MMP.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create problems with providing utility services, such as electricity, gas, or propane?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any other known service problem areas (e.g., solid waste)?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

Plumbing Code – Ordinance No. 2269 Water Code – Ordinance No. 7834

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size Project Design

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities** services?

Potentially significant Less than significant with project mitigation Less than significant/No impact

OTHER FACTORS - 1. General

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in an inefficient use of energy resources?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in a major change in the patterns, scale, or character of the general area or community?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in a significant reduction in the amount of agricultural land?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are any hazardous materials used, transported, produced, handled, or stored on-site? <i>Although not directly delivered, through inspection some hazardous wastes identified or assumed to be hazardous will be stored on site.</i>
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are any pressurized tanks to be used or any hazardous wastes stored on-site? <i>Identified or assumed hazardous wastes will be stored within the MRF building portion inside of the Hazardous Waste Storage Area (HWSA). No pressurized tanks to be used.</i>
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected? <i>Residential units within 800 feet to northwest of site, within City of Los Angeles.</i>
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Have there been previous uses that indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed?
e.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment? <i>Only if accidental.</i>
f.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
g.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?
h.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?
i.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
j.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES
 Toxic Clean-up Plan

OTHER CONSIDERATIONS

Implement mitigation measures for Hazardous Materials, Construction and Demolition Recycling per MMP.

CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

Potentially significant Less than significant with project mitigation Less than significant/No impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the plan designation(s) of the subject property?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the zoning designation of the subject property?
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hillside Management Criteria?
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEA Conformance Criteria?
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project physically divide an established community?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

Potentially significant
 Less than significant with project mitigation
 Less than significant/No impact

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project cumulatively exceed official regional or local population projections?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project displace existing housing, especially affordable housing?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project require new or expanded recreational facilities for future residents?
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
g.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment, or recreational** factors?

Potentially significant

Less than significant with project mitigation Less than significant/No impact

MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/>	<p>Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?</p> <p><i>Noise, Air Quality, Water Quality impacts during construction period to be mitigated.</i></p>
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/>	<p>Does the project have possible environmental effects that are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.</p> <p><i>Drainage/Runoff control could have impact if not mitigated properly.</i></p>
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?</p>

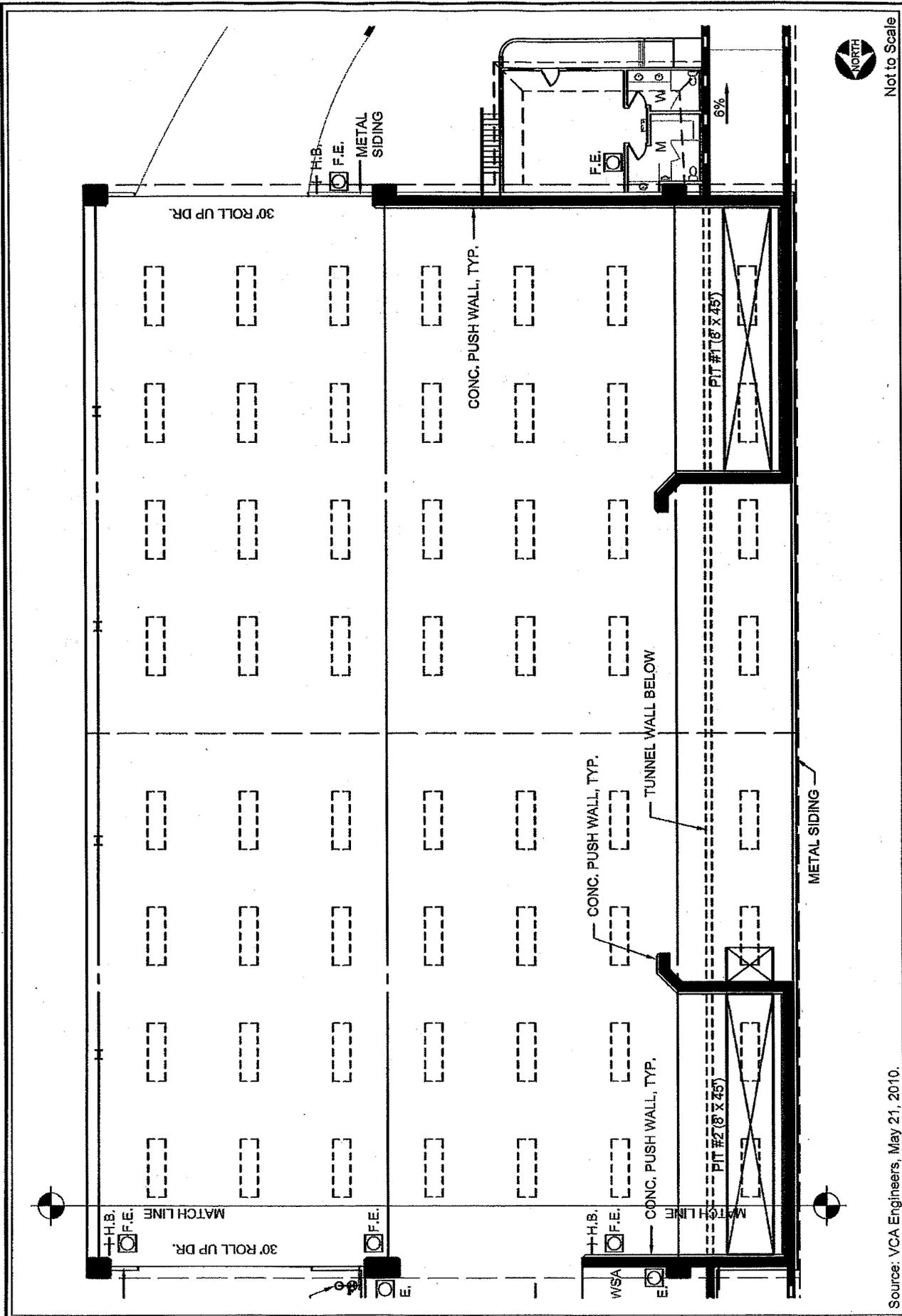
CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

All potential impacts to be mitigated to less than significant.

Potentially significant impact

Less than significant with project mitigation Less than significant/No



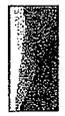
Not to Scale



Figure II-10
Transfer Station Detail Layout

Source: VCA Engineers, May 21, 2010.

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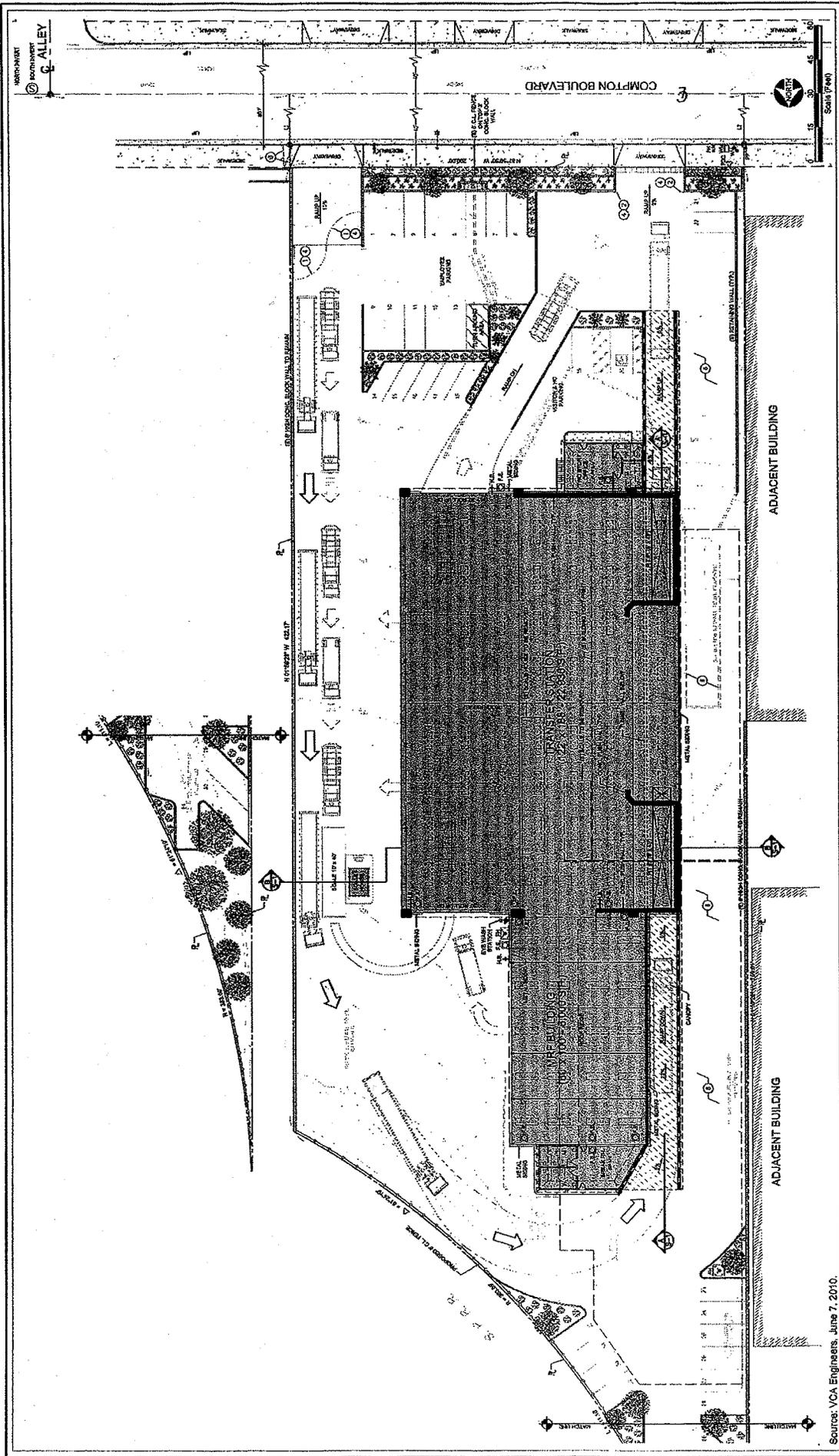


Figure II-12
Combined Onsite Traffic Plan

Source: VCA Engineers, June 7, 2010.

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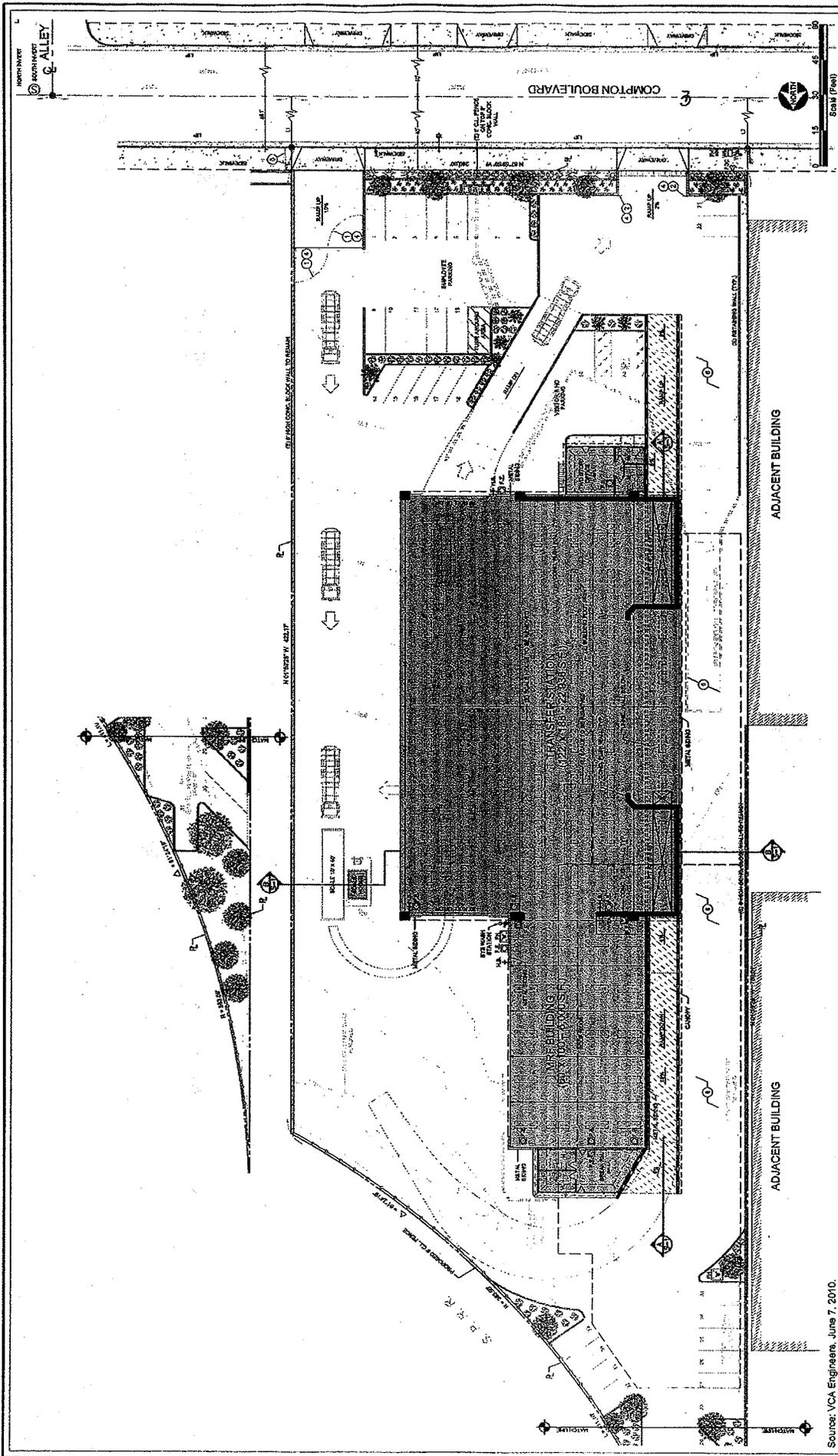


Figure II-13
Inbound Recyclable Loads Onsite Traffic Plan

Source: VCA Engineers, June 7, 2010.

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Environmental Planning and Research

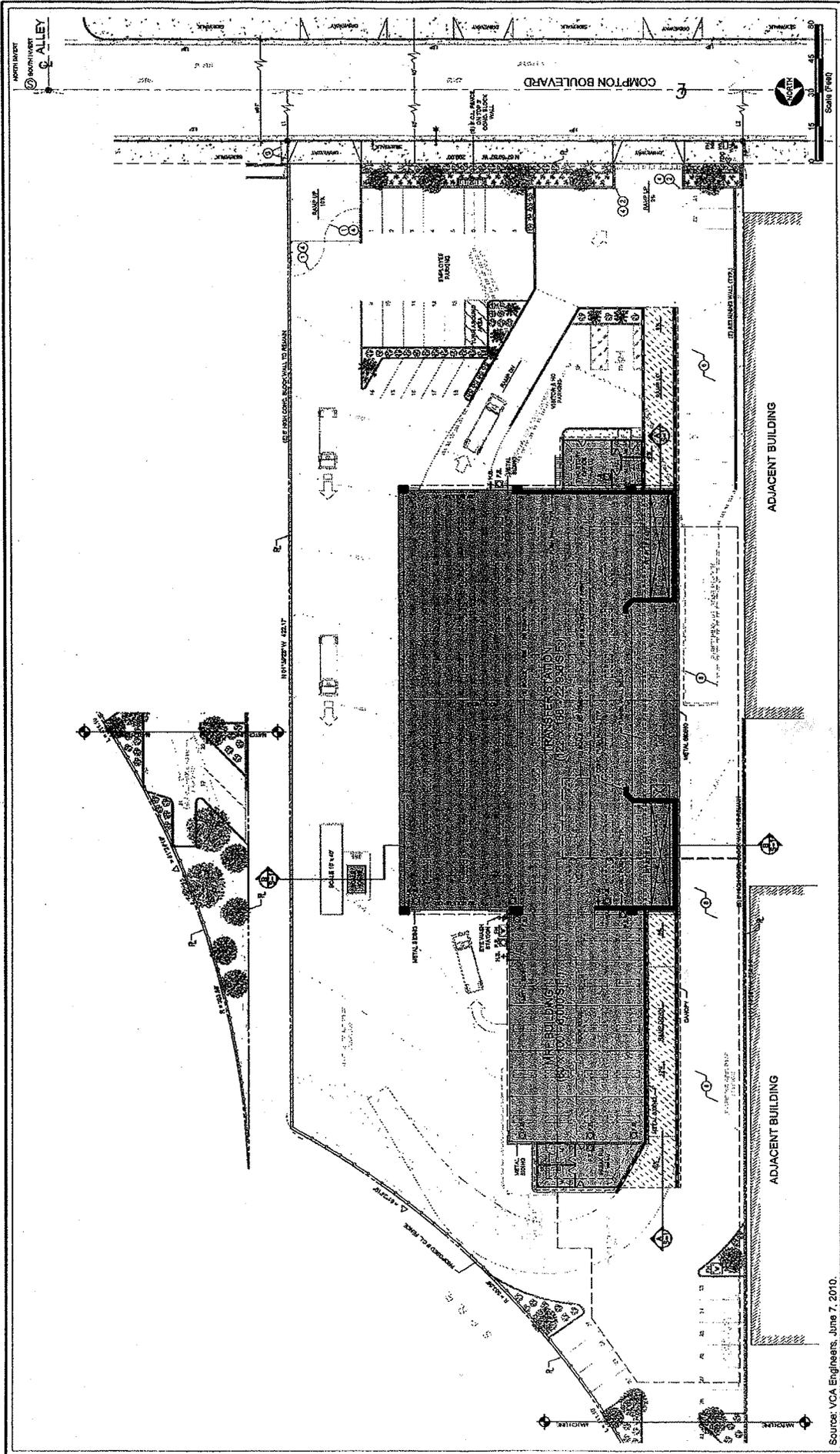


Figure II-15
Outbound Recyclable Loads Onsite Traffic Plan

Source: VCA Engineers, June 7, 2010.

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