



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

NOTICE OF PREPARATION

DATE: March 1, 2013

PROJECT TITLE: Waste Resources Recovery

PROJECT NO.: R2012-00880-(2)
CASE NOS.: Conditional Use Permit No. 201200060
Environmental Case No. 201200106

APPLICANT: Waste Resources Inc.
APN: **6129-002-029 & 030**

The County of Los Angeles will be the lead agency and will prepare an Environmental Impact Report (EIR) for the project listed above. In compliance with Section 15082 of the **State CEQA Guidelines**, the County of Los Angeles is sending this Notice of Preparation (NOP) to responsible agencies, interested parties and federal agencies which may be involved in approving or permitting the project, and to trustee agencies responsible for natural resources affected by the project. Within 30 days after receiving the Notice of Preparation, each agency shall provide the County of Los Angeles with specific details about the scope and content of the environmental information to be contained in the EIR related to that agency's area of statutory responsibility.

The purpose of this NOP is to solicit the views of your agency as to the scope and content of the environmental information germane to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR prepared by our agency when considering your permit or other approval for the project.

PROJECT LOCATION AND EXISTING CONDITIONS

The project site is located at 15001 S. Broadway Street in the West Rancho Dominguez-Victoria area of unincorporated Los Angeles County (Gardena appears on the postal address). The approximately 6.4-acre project site consists of an existing transfer station/processing facility (Waste Resources Recovery), established in 1993, and a vacant warehouse with accompanying office space, and is zoned M-2(Heavy Manufacturing) and is within the West Rancho Dominguez-Victoria Community Standards District. The project site is located on the northwest corner of S. Broadway Street and Compton Blvd. Regional access is provided by the Interstate 110 (I-110),

which is located approximately 0.3 miles west of the site, and also by State Route 91 (SR-91) and Interstate 405 (I-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 easement that is not in use, on the west by Continental Binder & Specialty Group (a manufacturer of plastic binders), and on the east by S. Broadway Street. Across S. Broadway Street to the southeast is American Foam Packing Company, to the northeast an industrial/commercial facility (no visible name). Across W. Compton Boulevard to the south is AmbuServe, ambulance services, and 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. Another residential land use is located south of the project site, across W. Redondo Beach Boulevard, also approximately 800 feet from the project site. Other sensitive uses include two churches, one located approximately 500 feet south of the project site on W. Redondo Beach Boulevard, and the other approximately 750 feet west of the project site on Figueroa Street.

PROJECT DESCRIPTION

The proposed project will increase the operating capacity of the expanded facility from 500 to 2,500 TPD (tons per day) of material permitted to be handled. The proposed project will expand the operations from the existing 2.38-acre site to 6.4 acres with the addition of an adjacent 4.04-acre site to the east.. The project involves the demolition of all existing structures on both sites (including the existing transfer facility and the vacant warehouse and office building on the eastern parcel) and the construction of a 115,104 square foot building that will enclose all processing and waste transfer operations and will also include bale storage, maintenance and office facilities.

The new facility will house the administrative offices of Waste Resources Inc (WRI), and approximately 14 collection trucks in use by WRI and Waste Resources of Gardena (WRG), which provides waste hauling services for the City of Gardena.

ENTITLEMENT REQUIREMENTS & DISCRETIONARY APPROVALS

The following approvals are requested as part of ProjectR2012-00880:

- 1) A Conditional Use Permit to allow operation of the waste recycling and recovery facility.
- 2) Any other necessary discretionary or ministerial permits or approvals as may be required for the construction of the proposed project. Such approvals may include, but are not limited to: permit approvals for grading, approvals for foundations, retaining walls, and structural improvements; installation and hookup approvals for public utilities and related permits.

ENVIRONMENTAL ISSUES TO BE ANALYZED IN EIR

Upon review of the project description and preparation of an Initial Study (attached), the County of Los Angeles has determined that there are potentially significant impacts associated with the proposed project that should be analyzed in an Environmental Impact Report (EIR). A list of the issues to be covered in the EIR, with a brief discussion about why the issue is to be included, is provided below.

Air Quality: Activities associated with the proposed project would have the potential to result in generation of air emissions. Emissions could be associated with truck traffic, equipment operation, earth movement, and employee traffic. Emissions associated with such activities and the relationship of projected emission levels to the Air Quality Management Plan (AQMP) for the South Coast Air Basin and emission levels to SCAQMD thresholds will be discussed in the EIR. Because the Los Angeles Basin is currently in nonattainment for ozone, CO, and PM₁₀, related projects could exceed an air quality standard or contribute to an existing or projected air quality exceedance. The potential impacts associated with cumulative contribution to federal or state non-attainment pollutants will be discussed in the EIR. Furthermore, the EIR will analyze the air quality and odor-related impacts to nearby sensitive receptors.

Greenhouse Gas Emissions: The proposed project would involve expansion of operations and additional vehicles to the project site and to destination locations such as recycling facilities and landfills. The proposed project would generate greenhouse gas emissions. The project's consistency or inconsistency with feasible and applicable strategies of the 2006 CAT (Climate Action Team) Report will be discussed. In addition the project's impact on global climate change will be discussed.

Hazards and Hazardous Materials: While illegal to deliver hazardous wastes to the facility, the project's hazardous waste identification and handling procedures will be addressed. Construction activities could involve transport, use or disposal of hazardous materials. This issue will be discussed in the EIR.

Hydrology and Water Quality: Though the project site is built out with urban uses, the proposed project would involve demolition of existing uses and re-grading of the site to accommodate the new and expanded MRF operations. Consequently, the existing drainage pattern could be altered and drainage rates could increase. Potential changes to drainage patterns and proposed storm drainage infrastructure, along with other mitigation measures as required, will be discussed in the EIR. Furthermore, additional vehicles will be generated by the project and additional sources of vehicle-related water contaminants could create runoff into the public drainage system. Review of the project's best management practices, project's proposed water clarifier system and provision of other mitigation measures will be discussed in the EIR.

Noise: The proposed expansion of the facility will result in an increase of truck traffic to and from the site and could result in additional noise sources in the immediate area. The noise impacts of the construction activities and the ongoing operation of the facility to sensitive receptors will be analyzed and discussed in the EIR.

Transportation/Traffic: The proposed expansion of the facility will change the number of trucks entering and leaving the facility that could have effects on nearby streets and intersections. Potentially significant transportation and traffic impacts of the proposed project will be discussed in the EIR. The proposed project is expected to generate additional vehicular daily trips that could effect CMP intersection and CMP freeway segments. This issue will be further discussed in the EIR.

Utilities and Service Systems (Water and Wastewater): The proposed project has the potential to increase water consumption on the project site for an increase in operations from existing conditions. Also impacts on water treatment facilities could potentially be significant. Water supply requirements (including groundwater and ground water recharge) will be addressed to determine if existing supplies are sufficient to serve the proposed project. Though the project does not propose a change in land use from current site conditions, the expansion could potentially increase sewage generated from the site. These issues, water supply and wastewater, will be analyzed in the EIR.

In addition to evaluating the potential effects of the proposed project, the EIR will address a reasonable range of project alternatives. The EIR will also include all other sections required under the State CEQA Guidelines, including Growth Inducing Impacts, Effects Found Not To Be Significant, and a list of organizations and persons involved in the preparation of the EIR. Appendices containing technical reports prepared in support of the EIR and all other required appendices (e.g. NOP, comments on NOP, Initial Study) will be included.

SCOPING MEETING

To assist in local participation, a **Scoping Meeting** will be held to present the proposed project and to solicit suggestions from the public and responsible agencies on the content of the Draft EIR.

The Scoping Meeting will be held Tuesday, March 12, 2013, from 6 p.m. to 8 p.m. at the following location:

AC Bilbrew Library
150 E. El Segundo Boulevard
Los Angeles, CA 90061-2356
(310) 538-3350

NOTICE OF PREPARATION REVIEW AND COMMENTS

The Los Angeles County Department of Regional Planning is soliciting input concerning the scope of the EIR for the proposed project. To facilitate your review, the following materials are attached to support the information provided in this NOP:

- Los Angeles County Initial Study
- Regional and Project Location Map
- Site Plans
- 500' Radius Land Use Map

The review period for the Notice of Preparation will be from **March 1 to March 30, 2013 (30 days)**. Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but not later than **April 1, 2013**. In your written response, please include the name of a contact person in your agency, if applicable. Please direct all written comments to the following address.

Andrew Svitek
County of Los Angeles
Department of Regional Planning
Zoning Permits West Section
320 West Temple Street, Room 1348
Los Angeles, CA 90012
Tel: (213) 974-6462 Fax: (213) 626-0434
asvitek@planning.lacounty.gov

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Environmental Checklist Form (Initial Study)

County of Los Angeles, Department of Regional Planning



Project title: Waste Resources Recovery (WRR) Facility; Project No. R2012-00880-(2), RCUP 201200060, RENV 201200106

Lead agency name and address: Los Angeles County, 320 West Temple Street, Los Angeles, CA 91020

Contact Person and phone number: David Oeffling, (310) 366-7600

Project sponsor's name and address: Waste Resources Inc. (WRI), 357 W. Compton Blvd., Gardena, CA 90248

Project location: 15001 S. Broadway Street, Gardena, CA 90248
APN: 6129-002-029 & 030 *USGS Quad:* Inglewood

Gross Acreage: 6.4

General plan designation: Major Industrial

Community/Area wide Plan designation: N/A

Zoning: M-2 (Heavy Manufacturing); West Rancho Dominguez-Victoria Community Standards District (CSD)

Description of project: The Gardena Transfer and Recovery Facility currently is permitted to receive 500-TPD. The proposed project includes the existing Waste Resources physical site (2.38 acres) and expansion of the operation to add 4.04-acres of property to the east. The project would involve demolition of all existing structures on site and construction of approximately 115,104 square foot enclosure to house the processing and transferring of waste operations that would be increased from 500 to 2,500 daily permitted tonnage received. The enclosure would also include bale storage, maintenance and office facilities.

Surrounding land uses and setting: The project site is located on the northwest corner of W. Compton Blvd. and S. Broadway Street. 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). Across W. Compton Boulevard to the south is AmbuServe (ambulance services) and 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. Another residential land use is located south of the project site, across W. Redondo Beach Boulevard, also approximately 800 feet from the project site. The closest sensitive receptor are two churches, one located approximately 500 feet south of the project site on W. Redondo Beach Boulevard, and the other approximately 750 feet west of the project site on Figueroa Street

Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement):

Public Agency *Approval Required*
Cal Recycle Waste permitting and recycling

Major projects in the area:

Project/Case No. *Description and Status*
No other current major projects N/A

Reviewing Agencies:

Responsible Agencies

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

Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of Santa Monica Mountains Area
- MTA
- Union Pacific
- City of Los Angeles
- City of Carson
- City of Gardena
- City of Compton

Regional Significance

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

Trustee Agencies

- None
- State Dept. of Fish and Game
- State Dept. of Parks and Recreation
- State Lands Commission
- University of California (Natural Land and Water Reserves System)

County Reviewing Agencies

- DPW:
 - Land Development Division (Grading & Drainage)
 - Geotechnical & Materials Engineering Division
 - Watershed Management Division (NPDES)
 - Traffic and Lighting Division
 - Environmental Programs Division
 - Waterworks Division
 - Sewer Maintenance Division

- Fire Department
 - Forestry, Environmental Division
 - Planning Division
 - Land Development Unit
 - Health Hazmat
- Sanitation District
- Public Health/Environmental Health Division: Land Use Program (OWTS), Drinking Water Program (Private Wells), Toxics Epidemiology Program (Noise)
- Sheriff Department
- Parks and Recreation
- Subdivision Committee
- Solid Waste Management

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project.

- Aesthetics
- Greenhouse Gas Emissions
- Population/Housing
- Agriculture/Forest
- Hazards/Hazardous Materials
- Public Services
- Air Quality
- Hydrology/Water Quality
- Recreation
- Biological Resources
- Land Use/Planning
- Transportation/Traffic
- Cultural Resources
- Mineral Resources
- Utilities/Services
- Energy
- Noise
- Mandatory Findings of Significance
- Geology/Soils

DETERMINATION: (To be completed by the Lead Department.)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Andrew Quint
Signature (Prepared by)

2/25/13
Date

[Signature]
Signature (Approved by)

2/25/13
Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources the Lead Department cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the Lead Department has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level. (Mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced.)
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA processes, an effect has been adequately analyzed in an earlier EIR or negative declaration. (State CEQA Guidelines § 15063(c)(3)(D).) In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 7) The explanation of each issue should identify: the significance threshold, if any, used to evaluate each question, and; mitigation measures identified, if any, to reduce the impact to less than significance. Sources of thresholds include the County General Plan, other County planning documents, and County ordinances. Some thresholds are unique to geographical locations.
- 8) Climate Change Impacts: When determining whether a project's impacts are significant, the analysis should consider, when relevant, the effects of future climate change on : 1) worsening hazardous conditions that pose risks to the project's inhabitants and structures (e.g., floods and wildfires), and 2) worsening the project's impacts on the environment (e.g., impacts on special status species and public health).

1. AESTHETICS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

- a) Have a substantial adverse effect on a scenic vista?**

No Impact. The project site and surrounding area is relatively flat. Given the flat terrain in the project area and that the project vicinity is entirely developed, with mostly industrial uses, there are no significant vistas in the project site vicinity. The immediate area is built with primarily industrial uses with nearby residential uses with the I-110 Freeway located approximately 0.3 miles to the west. Further, no particularly outstanding scenic vistas are visible from the project site or from the surrounding area. Therefore, no impact would occur to scenic vistas. No further analysis is required.

- b) Be visible from or obstruct views from a regional riding or hiking trail?**

No Impact. Based upon a review of the Los Angeles County General Plan, there are no regional riding or hiking trails from which the project would be visible. Therefore, the proposed project will not be substantially visible from nor it obstruct from a regional riding or hiking trail. No further analysis is required.

- c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?**

No Impact. Based upon a review of the following sources, there are no scenic highways in the vicinity of the project site: (1) 1980 LA County General Plan Special Management Areas map; (2) 2008 Draft LA County General Plan Figure 6.6, LA. Adopted and Eligible Scenic Highways Map; (3) City of Los Angeles Scenic Highways Plan; and (4) Caltrans’ California Scenic Highway Mapping System. Therefore, the proposed project will not be substantially visible from a scenic highway, will not obstruct views along a scenic highway nor is it located within a scenic corridor. Further, there are no particularly outstanding scenic vistas visible from the project site or from the surrounding area, nor are there any particularly notable scenic features on the project site or in the surrounding area. No further analysis is required.

- d) Substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features?**

No Impact. The proposed project involves the construction of a new and expanded materials waste transfer and recovery on the project site. These new 115,104 square foot enclosure housing the facility would be of the same general size and scale as the current structures on the project site, and would be consistent in height and bulk to the adjacent industrial uses in the vicinity (most of which are one- and two-story industrial structures). The current structures MRF and vacant warehouse with ancillary office building are approximately 34 feet and 21 feet, respectively. The proposed structure would be approximately 45 feet in height. The new building would not be out of character for the industrial/commercial area for the size,

height, bulk and type of structure in the area and, as such, no impact would occur. No further analysis is required.

e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?

Shadow

Less Than Significant. The issue of sun shadows pertains to the blockage of direct sunlight by on-site buildings, which affect adjacent properties. Shading is an important environmental issue because the users or occupants of certain land uses, such as residential, recreational, churches, schools, outdoor restaurants and pedestrian areas have expectations for direct sunlight and warmth from the sun. These land uses are termed “shadow-sensitive”. A shadow analysis is only required where a proposed project would reach at least 60 feet in height. The proposed enclosure would be approximately 45 feet in height. As this structure would not reach 60 feet in height, a shadow analysis is not required and the proposed enclosure would not cast shadows onto adjacent properties or onto shadow sensitive properties. Furthermore, the project site is surrounded by industrial uses, which are not “shadow-sensitive:” as defined above. As such, a less than significant shadow impact would occur. No further analysis is required.

Artificial Light

Less Than Significant. The project site is located in a commercial/industrial area with nighttime artificial lighting illuminating the structures, as well as street lighting for the roadways. The proposed project consists of the construction of a new and expanded materials waste transfer and recovery on the project site. Therefore, impacts as a result of artificial light would be similar as under existing conditions. Light fixtures are available to provide operational lighting in the tipping and loading areas, and in the yard to provide area lighting. The yard lights will be adequate to ensure safe traffic operation, yard management operations (moving containers, cleaning containers, and litter control, etc.) and occasional vehicle maintenance, with supplemental lighting as required. Further, the uses surrounding the project site are industrial in nature (non-sensitive uses), and would not be adversely affected by the artificial light in use on the site. Therefore, as the project would not result in an increase in the use of artificial light onsite compared to existing conditions, a less than significant impact. No further analysis is required.

Glare

Less Than Significant. The project site would not propose the use of building materials, which would cause daytime glare with light reflection from the surfaces. As discussed, nighttime lighting would be typical for a commercial/industrial area and no unusual artificial lighting would be used to illuminate the project site causing nighttime glare. Therefore, the project would not result in the increase or create a new source of daytime or nighttime glare. No further analysis is required.

2. AGRICULTURE / FOREST

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact. The project site is developed as an operational materials transfer and recovery facility and a vacant warehouse with ancillary office building. Investigation of the project site concluded that no farmland or agricultural activity exists on or in the vicinity of the project site. According to the Soil Candidate Listing for Prime Farmland of Statewide Importance, Los Angeles County, which was prepared by the U.S. Department of Agriculture Natural Resources Conservation Service (NRCS), the soils at the project site are not candidates for listing as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. In addition, the project site has not been mapped pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. The project site is located in an urbanized and fully developed area of Los Angeles County and does not include any State-designated agricultural lands. Therefore, the proposed project would not convert farmland to a non-agricultural use, and as such, no impact would occur. No further analysis is required.

b) Conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact. The project site is not currently zoned for agricultural use (it is zoned M-2, Heavy Manufacturing), nor would the proposed project involve the conversion of agricultural use to another use. Therefore, the proposed project would not conflict with zoning for agricultural use or a Williamson Act contract, and no impact would occur. No further analysis is required.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact. The project site is not currently zoned as forest land, timberland, or timberland production use

(it is zoned M-2, Heavy Manufacturing), nor would the proposed project involve the conversion of forest land, timberland, or timberland production use to another use. Therefore, the proposed project would not conflict with zoning for forest land, timberland, or timberland production use, and no impact would occur. No further analysis is required.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. The project site is not currently zoned as forest land (it is zoned M-2, Heavy Manufacturing), nor would the proposed project involve the conversion of forest land to another use. Therefore, the proposed project would not conflict with zoning for forest land and no impact would occur. No further analysis is required.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

No Impact. The project site is developed as an operational materials transfer and recovery facility and a vacant warehouse with ancillary office building. The site is located in an industrial area. The project involves redevelopment of the site into a new and expanded materials waste transfer and recovery facility on the project site. The area surrounding the site is zoned industrial/commercial. Therefore, implementation of the proposed project would not change the nature of the existing project site or immediate area resulting in the conversion of Farmland or forest land to non-agricultural use or non-forest use and no impact would occur. No further analysis is required.

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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<p>a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact. Activities associated with the proposed project would have the potential to result in generation of air emissions. Emissions could be associated with truck traffic, equipment operation, earth movement, and employee traffic. Emissions associated with such activities and the relationship of projected emission levels to the Air Quality Management Plan (AQMP) for the South Coast Air Basin will be discussed in the EIR.

<p>b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact. Operation and construction emissions could be associated with truck traffic, equipment operation, earth movement, and employee traffic. Emissions associated with such activities and the relationship of projected emission levels to SCAQMD thresholds will be discussed in the EIR.

<p>c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact. A significant impact may occur if a project would add a considerable cumulative contribution to federal or state non-attainment pollutant. Because the Basin is currently in nonattainment for ozone, CO, and PM₁₀, related projects could exceed an air quality standard or contribute to an existing or projected air quality exceedance. The potential impacts associated with cumulative contribution to federal or state non-attainment pollutants will be discussed in the EIR.

<p>d) Expose sensitive receptors to substantial pollutant concentrations?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact. A significant impact may occur where a project would generate pollutant concentrations to a degree that would significantly affect sensitive receptors. The SCAQMD currently

recommends that impacts to sensitive receptors be considered significant when emissions generated at a project site causes localized CO and NO₂ levels exceed state ambient air quality standards at sensitive receptors or where a project causes an increase in local PM₁₀ levels of 10.4 µg/m³ during construction and 2.5 g/m³ during operation of the project. A significant impact may also occur where a project would cause concentrations at sensitive receptors located near congested intersections exceed the national or State ambient air quality standards and the traffic generated by the project contributes at least 1.0 parts per million (ppm) to the 1-hour concentrations or 0.45 ppm to the 8-hour concentrations. This potential impact shall be evaluated in an EIR.

e) **Create objectionable odors affecting a substantial number of people?**

Potentially Significant Impact. Under the proposed expansion of the Waste Resources Recovery facility, odor generation could potentially be associated with the facility operation. Inclusion of misters and other standard design features in the Transfer and Recovery Facility would mitigate potential impacts associated with odors. Further, the Southern California Air Quality Management District Rule 410 requires a material transfer facility prepare an Odor Management Plan (AOMP). The potential for odor generation and associated mitigation measures will be discussed in the EIR.

4. BIOLOGICAL RESOURCES

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p>a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game (CDFG) or U.S. Fish and Wildlife Service (USFWS)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact. The project site is located in an urbanized and fully developed area of Los Angeles County. Furthermore, the entire project site is developed as an operational materials transfer and recovery facility and a vacant warehouse with ancillary office, and therefore, no natural habitats exist onsite. Consequently, any grading, fire clearance or flood related improvements, if applicable, associated with the proposed project would not remove substantial natural habitat areas. Therefore, no impact would occur. No further analysis is required.

<p>b) Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFG or USFWS?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact. The project site is located in an urbanized and fully developed area of Los Angeles County. Furthermore, the entire project site is developed as an operational materials transfer and recovery facility and a vacant warehouse with ancillary office, and no major riparian or other sensitive natural communities or habitats exist onsite. Therefore, no impact with respect to a major riparian or other sensitive habitat would occur. This issue need not be further analyzed within the EIR.

c) Have a substantial adverse effect on federally or state protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, and drainages) or waters of the United States, as defined by § 404 of the federal Clean Water Act or California Fish & Game code § 1600, et seq. through direct removal, filling, hydrological interruption, or other means?

No Impact. The project site is located in an urbanized and fully developed area of Los Angeles County. Furthermore, the entire project site is developed as an operational materials transfer and recovery facility and a vacant warehouse with ancillary office, and protected wetlands (including but not limited to, marshes, vernal pools, coastal wetlands and drainages) or waters of the United States (as defined by § 404 of the federal Clean Water Act or California Fish and Game code § 1600, et. Seq. exist onsite. Therefore, no impact with respect to a major riparian or other sensitive habitat would occur. This issue need not be further analyzed within the EIR.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

No Impact. The project site is located in an urbanized and fully developed area of Los Angeles County. Furthermore, the entire project site is developed with waste resources recycling and storage facilities, and no major wildlife corridors or bodies of water (for migratory fish) exist on the site or nearby. Therefore, no impact with respect to migratory fish or wildlife species would occur. No further analysis is required.

e) Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or otherwise contain oak or other unique native trees (junipers, Joshuas, southern California black walnut, etc.)?

No Impact. The entire project site is developed as an operational materials transfer and recovery facility and a vacant warehouse with ancillary office, and no oak trees or woodlands or other unique native trees (junipers, Joshua, southern California black walnut, etc.) exist on site. Therefore no impact would occur with respect to oaks, oak woodlands or other unique tree. No further analysis is required.

f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16), the Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, § 22.56.215), and Sensitive Environmental Resource Areas (SERAs) (L.A. County Code, Title 22, Ch. 22.44, Part 6)?

No Impact. The entire project site is developed as an operational materials transfer and recovery facility and a vacant warehouse with ancillary office. Implementation of the proposed project would not conflict with any local policies or ordinances protecting biological resources as the site is fully developed with urban uses with no biological resources. Therefore, no impact would occur with respect to protecting biological resources. No further analysis is required.

g) Conflict with the provisions of an adopted state, regional, or local habitat conservation plan?

No Impact. The project site and its vicinity are not part of any draft or adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan. Therefore, no impact would occur with implementation of the project. No further analysis is required.

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5. CULTURAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

<p>a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact. The structures located onsite (the MRF building and tipping floor canopy and the vacant warehouse with ancillary office building) are nondescript and lack physical integrity. These buildings were built in the 1950s and are not known to be associated with persons of historic significance, or the work of a master architect. Therefore, no impact with respect to historical resources would occur with removal of these buildings and development of the proposed project. No further analysis is required.

<p>b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact with Project Mitigation. The project site has been previously developed, and as such, has been subject to ground disturbing activities such as grading and excavating, which could have damaged, destroyed, or removed archaeological resources that could have been present. Therefore, the potential for archaeological resources to occur in the project site is low. However, it is possible that unknown archaeological resources could be encountered during the proposed project’s construction phase. Consequently, in the event that archaeological resources are encountered during construction activities (e.g., demolition, excavation, and grading), implementation of Mitigation Measure 5-1 below, would reduce the potential impacts to less than significant. No further analysis is required.

Mitigation Measure

5-1 If unknown archaeological, paleontological, human remains and/or cultural materials are discovered during any grading or construction activity, work will stop in the immediate area. Upon such discoveries, the contractor shall immediately notify the project applicant and the County of Los Angeles. A paleontologist and/or archaeologist shall be consulted to determine the discovery’s significance and, if necessary, formulate a mitigation plan, including avoidance alternatives, to mitigate impacts. Work can only resume in the area with the approval of the County of Los Angeles and paleontologist and/or archaeologist.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating potential paleontological resources?

Less Than Significant Impact with Project Mitigation. The project site has been completely developed as an operational materials transfer and recovery facility and a vacant warehouse with ancillary office, and as such, does not contain rock formations that would indicate the potential presence of paleontological resources. However, it is possible that unknown paleontological resources could be encountered during the proposed project’s construction phase. Consequently, in the event that paleontological resources are encountered during construction activities (e.g., demolition, excavation, and grading), implementation of Mitigation Measure 5-1, above, would reduce the potential impacts to less than significant. No further analysis is required.

d) Disturb any human remains, including those interred outside of formal cemeteries?

Less Than Significant Impact with Project Mitigation. The project site has been completely developed with commercial/industrial uses. It is possible, however, that unknown human remains could be encountered during the proposed project’s construction phase. Consequently, in the event that human remains are encountered during construction activities (e.g., demolition, excavation, and grading), implementation of Mitigation Measure 5-1, above, would reduce the potential impacts to less than significant. No further analysis is required.

6. ENERGY

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Conflict with Los Angeles County Green Building Ordinance (L.A. County Code Title 22, Ch. 22.52, Part 20 and Title 21, § 21.24.440) or Drought Tolerant Landscaping Ordinance (L.A. County Code, Title 21, § 21.24.430 and Title 22, Ch. 22.52, Part 21)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less Than Significant Impact.

Green Building Ordinance

The purpose of the Green Building Ordinance is to establish green building development standards for new projects. Green building practices are intended to conserve water, conserve energy, conserve natural resources, divert waste from landfills, minimize impacts to existing infrastructure and promote a healthier environment.

The nature of this project diverts waste from landfills as the project is a waste recovery facility and transfer recyclable materials facility with the intent of diverting solid waste from landfills. The proposed facility would be enclosed with a misting system to control dust and odors. Sustainable design features will be incorporated into the design. These features include:

- Natural daylighting in the form of roof mounted skylights will be included to reduce the need for artificial lighting
- Energy efficient lighting fixtures will be used elsewhere in the facility
- Water conserving plumbing fixtures will be installed in all restrooms (e.g., low flush, low flow and waterless fixture)
- Walk-off grates: This system controls dirt and contaminants at the point of entry and minimizes the building occupants exposure to indoor air pollution
- Placing bicycle racks close to the building’s entrance and providing a shower/changing area inside the building will encourage the building’s occupants to use bicycles. Using alternate forms of transportation reduces the pollution associated with automobiles
- Building will be constructed of steel that can be recycled when the life of the structure has ended.
- Cool roof will be installed that will lower the temperature and the air surrounding the building which saves energy
- Solar panels will be installed which will produce clean renewable energy. Inverters convert the energy to power the buildings operations
- Diamond polished concrete floors will be provided that are eco-friendly and maintenance free. The highly reflective surface reduces the need for artificial light and eliminates the need for toxic coatings and sealers.
- Many rapidly renewable materials such as agrifiber and bamboo can be specified instead of wood based products thereby reducing the use and depletion of finite raw materials.
- Incorporating native and drought resistant plant material into the landscape design reduces the

potable water used for irrigation.

- Integrating light-colored paving materials into the site design will contribute to the reduction of the urban heat island effect by rejecting solar heat.
- Energy efficient buildings incorporate high performance glazing into the building's envelope and utilize high efficiency HVAC units to condition spaces.
- Electric hand dryers reduce the burden on landfills by eliminating paper towel waste.
- Although electric powered, the use of recycling equipment will help sort our recyclable materials from the waste stream and minimize the impacts to local landfills.
- Indoor environmental air quality is improved with the use of low emitting finish materials. Compressed natural gas fueling stations promote cleaner fuel choices.

The project will not conflict with and is in compliance with the Green Building Ordinance. Therefore impacts would be less than significant and no additional analysis is required.

Drought Tolerant Landscaping Ordinance

The purpose of the Drought Tolerant Landscaping Ordinance is to establish minimum standards for the design and installation of landscaping using drought-tolerant plants and native plants that require minimal use of water. The requirements of this ordinance is intended to help conserve water resources by requiring landscaping that is appropriate to the region's climate and to the nature of the project's use.

The drought-tolerant landscaping requirements of Section 22.52.2230 include the following:

- A. The total landscaped area of a lot or parcel of land on which a project is situated shall satisfy the following:
 1. A minimum of seventy-five (75) percent of such total landscaped area shall contain plants from the drought-tolerant plant list;
 2. A maximum of twenty-five (25) percent of such total landscaped area shall consist of turf, however, in no event shall turf be planted in strips that area less than five (5) feet wide, and in no event shall the total landscaped area contain more than five thousand (5,000) square feet of turf;
 3. All turf in such total landscaped area shall be water-efficient. The green building technical manual shall contain a list of turf that meets this requirement; and
 4. The plants in such total landscaped area shall be grouped in hydrozones in accordance with their respective water, cultural (soil, climate, sun and light), and maintenance requirements.

The following is list of the plants and plant materials proposed for the project landscaping:

- | | |
|---|--|
| • <i>Pinus Torreyana</i> (Torrey Pine) | • <i>Cotoneaster Lacteus</i> (Lowfast) |
| • <i>Chitalpa Taskentensis</i> (Chitpalpa) | • <i>Arctostaphylos Sp.</i> (John Dourley) |
| • <i>Arbutus Marnian</i> (Arbutus – Multi-Trunk) | • <i>Callistemon V.</i> (Little John) |
| • <i>Phoenix Dactylifera</i> (Date Palm) | • <i>Anigozanthos Sp.</i> (Big Red) |
| • <i>Ahvia Leucophylla</i> (Pt. Sal Spreader) | • <i>Hesperaloe Parviflora</i> (Red Yucca) |
| • <i>Parthenocissus Tricuspidata</i> (Boston Ivy) | • <i>Bougainvillea SP.</i> (Rosenka) |
| • <i>Ceanothus Griseus</i> (Yankee Point) | • <i>Senico Mandrailisca</i> (Blue Chalks) |

All of proposed plants are included in the Los Angeles County Drought Tolerant Plant List. The proposed project will not include any lawn area. In addition, the project will include the following water conservation measures are part of the project and specified on the Proposed Landscape Plan:

- All shrub areas would be mulched with approved medium-coarse mulch.
- All shrubs would be installed a minimum of 24 inches off the edge of paving areas. Final spacing would depend on the mature growth/spread of the specified plant material.
- Only turf areas would be irrigated via an over-head sprinkler and /or rotor sprinkler system.
- In an effort to reduce water use, no ground covers typically spaced less than 18 inches.
- All shrub and tree plant material would be irrigated via an automatically controlled low-flow irrigation system. The system would be controlled by a “weather-smart” irrigation controller capable of daily program adjustment based upon local weather data.
- All planer areas would be covered by a 2 inch thick wood ground cover mulch to assist in water conservation and nutrient supply for the plant material.

The project will not conflict with and is in compliance with the Landscape Ordinance. Therefore impacts would be less than significant and no additional analysis is required.

b) Involve the inefficient use of energy resources (see [Appendix F](#) of the CEQA Guidelines)?

Less Than Significant Impact.

See discussion above (6a).

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7. GEOLOGY AND SOILS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known active fault trace? Refer to Division of Mines and Geology Special Publication 42.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact. By definition, an active fault is one that has surface displacement within Holocene time (about 11,000 years). A potentially active fault is a fault that has demonstrated surface displacement of Quaternary age deposits (last 1.6 million years). Inactive faults have not moved in the last 1.6 million years. There are no known active or potentially active faults beneath the project site and the project site is not located in an Alquist-Priolo Earthquake Fault Zone (see Figure 1, Fault Zone Map). The closest known active fault is the Newport-Inglewood-Rose Canyon Fault Zone. One section of this fault zone is located approximately 1.1 miles to the north/northwest of the project site and the other section is located approximately one mile to the east of the project site. Due to the distance of known active faults from the project site, the potential for surface fault rupture at the project site is considered low. As with all Southern California structures, the proposed project may periodically be subject to ground shaking events. In addition, ground shaking is not expected to be any more intense than that expected at other nearby developments. Further, the Uniform Building Code (to which all projects must adhere) includes provisions such as the use of shear panels and other reinforcements that reduce potential hazards during earthquakes. These provisions would ensure that impacts related to ground shaking would be less than significant. As the proposed project would be required to comply with all building code standards and is not located within any known active, potentially active, or Alquist-Priolo Fault Zones, impacts relating to ground shaking would be less than significant. No additional analysis is required.

ii) Strong seismic ground shaking?

Less Than Significant Impact. Southern California is recognized as a seismically active area. Numerous damaging earthquakes have been recorded in southern California in historic times. These earthquakes result from tectonic forces that have been ongoing for millions of years. Earthquake activity tends to aggregate around the boundaries of the Earth’s tectonic plates and southern California has been the location of a plate boundary for at least 200 million years.

The project site is located approximately 1.1 miles south/southwest of the Newport-Inglewood-Rose Canyon Fault Zone. The proposed project would result in the construction of 115,104 square feet of enclosing the transfer and MRF operations. Construction of this building would be in accordance with the Building Code and all applicable regulations pertaining to seismic resistance. Potential impacts from seismic ground shaking are present throughout southern California and would be of comparable intensity at the project site as the impacts would be for large parts of the City of Los Angeles and the region. Therefore, impacts associated with seismic ground shaking would be less than significant. No further analysis is required.

iii) Seismic-related ground failure, including liquefaction and lateral spreading?

Less Than Significant Impact. Liquefaction is a phenomenon where cyclic stresses, which are produced by earthquake-induced ground motions, create excess pore pressures in cohesionless soils. As a result, the soils may acquire a high degree of mobility, which can lead to lateral spreading, consolidation and settlement of loose sediments, ground oscillation, flow failure, loss of bearing strength, ground fissuring, and sand boils or other damaging deformations. This phenomenon occurs only below the water table, but after liquefaction has developed, it can propagate upward into overlying, non-saturated soils as excess pore water escapes. The possibility of liquefaction occurring at a given site is dependant upon the occurrence of a significant earthquake in the vicinity, sufficient groundwater to cause high pore pressures, and on the grain size, relative density, and confining pressures of the soil at the site.

As shown on Figure 2, the project site is not located in an area that is susceptible to liquefaction, and therefore, the potential for this condition is low. However, if this condition were to present itself, project compliance with the provisions of the Uniform Building Code and the specific requirements of the Los Angeles County Department of Public Works would ensure that the project site could be developed as proposed with less than significant impacts with respect to liquefaction (or high subsidence, high groundwater level, or hydrocompaction). No further analysis is required.

According to the United States Geological Survey (USGS), lateral spread refers to landslides that commonly form on gentle slopes and that have rapid fluid-like flow movement like water. The project site is relatively flat as is the surrounding area.¹ Therefore, the possibility of lateral spread to occur on the site is relatively low and impacts would be less than significant with respect to lateral spread. No further analysis is required.

¹ <http://earthquake.usgs.gov/learn/glossary/?term=lateral%20spread%20or%20flow> (9/14/12)

iv) Landslides?

No Impact. The project site is not immediately adjacent to any mountains or steep slopes. There are no hills either on the project site or in the immediate vicinity of the site. The project site is relatively flat and free from the potential of landslides. Therefore the project site is not considered at risk for landslide hazards and no impact would occur. No further analysis is required.

b) Result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact. The topography of the project site is relatively flat and is currently developed with a resource recovery and recycling facility and vacant warehouse with ancillary office facility. Development of the proposed project involves a revised solid waste facility permit for the existing resource recovery and recycling operations, as well as the construction of an approximately 115,104 square foot enclosure to house a new processing and transferring of waste operation facility that would increase the daily permitted tonnage from 500 to 2,500 pounds per day. The site is covered with impervious surfaces and project implementation would require the site to be completely covered with impervious surfaces. It is estimated that approximately 19,500 cubic yards (cy) of dirt would be excavated with 10,500 cy of fill and 9,000 cy would be exported in order to construct the proposed project. Construction would require excavation of a tunnel that would also be completely covered with impervious surfaces for project operation. As a result, soil would not remain exposed and substantial soil erosion or loss of topsoil would not occur for project operation. As such, with respect to erosion, the proposed project would have a less than significant impact. No further analysis is required.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Less Than Significant Impact. Potential impacts with regard to liquefaction, lateral spreading and landslide potential are evaluated in Questions 7(a)(iii) and 7(a)(iv), above.

According to the USGS, land subsidence occurs when large amounts of groundwater have been withdrawn from certain types of rocks, such as fine-grained sediments. The rock compacts because the water is partly responsible for holding the ground up. When the water is withdrawn, the rocks fall in on itself. Los Angeles County and the project site are not listed as potential land subsidence areas of California according to USGS.² Therefore, the potential for subsidence is low and impacts would be less than significant. No further analysis is required.

² <http://ga.water.usgs.gov/edu/earthgwlandsubside.html> (9/14/12)

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

Less Than Significant Impact. The soils on the project site are comprised of Ramona-Placentia Association soils (2 to 5 percent slopes), which may exhibit the potential for expansion. However, site preparation in compliance with the recommendations of the provisions of the Uniform Building Code and the specific requirements of the Los Angeles County Department of Public Works would ensure that the project site could be developed as proposed, with less than significant impacts with respect to expansive soils. This issue need not be further analyzed within the EIR.

e) Have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater?

No Impact. The project site is located in an urbanized area, which is served, by a wastewater collection, conveyance, and treatment system operated by the Los Angeles County Sanitation District. No septic tanks, private or alternative disposal systems are necessary, nor are they proposed. Therefore, composition of the underlying soils is not relevant for this issue and no impact would occur. No further analysis is required.

f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.215) or hillside design standards in the County General Plan Conservation and Open Space Element?

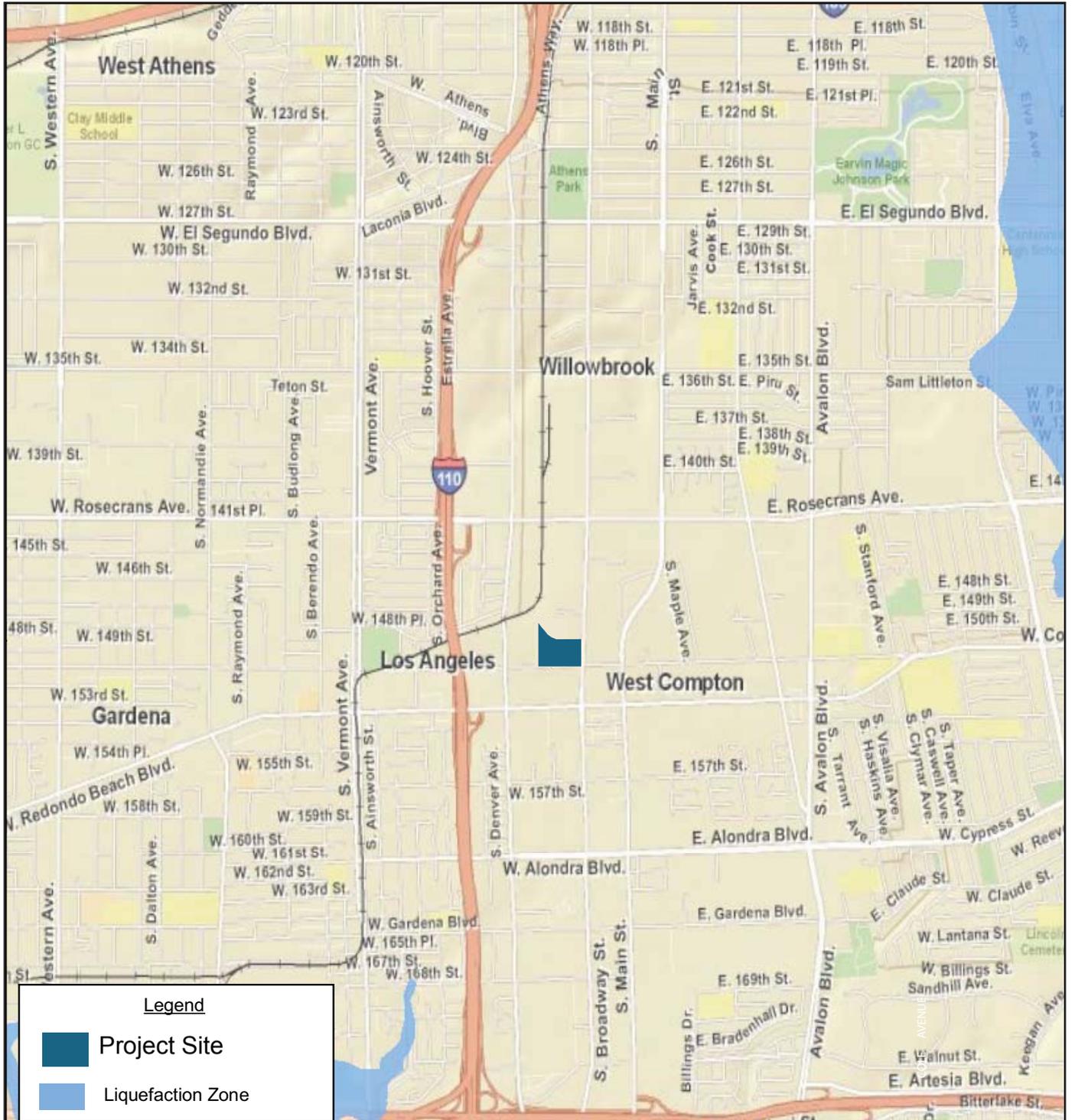
No Impact. The topography of the project site and the immediate surrounding area is relatively flat. The project site is not located within a hillside area; thus, not subject to the development standards of the Los Angeles County Hillside Management Area Ordinance or the design standards in the County General Plan Conservation and Open Space Element. Therefore, no impact would occur. No further analysis is required.



Source: State of California Special Studies Zones, Inglewood Quadrangle, Effective July 1, 1986 and EcoTierra, September 2011.



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Source: California Department of Conservation, Seismic Hazard Zone Maps, Inglewood Quadrangle and EcoTierra, September 2011.



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8. GREENHOUSE GAS EMISSIONS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) **Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?**

Potentially Significant Impact. The earth’s natural warming process is known as the “greenhouse effect.” Certain atmospheric gases act as an insulating blanket for solar energy to keep the global average temperature in a suitable range. These gases are called ‘greenhouse gases’ (GHGs) because they trap heat like the glass walls of a greenhouse.

An operational transfer station and resource recovery facility currently operates on the project site. The proposed project would involve expansion of the facility to accept additional tonnage per day from 500 to 2,500 tons. This expansion would involve additional vehicles to the project site and to destination locations such as recycling facilities and land fills. The proposed project would generate greenhouse gas emissions. The projects consistency or inconsistency with feasible and applicable strategies of the 2006 CAT Report shall be addressed in the EIR, as well as recommended measures of ARB Scoping Plan to reduce greenhouse gas emissions in California.

b) **Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?**

Potentially Significant Impact. At this time, neither the Air Resources Board (ARB), the South Coast Air Quality Management District nor the County of Los Angeles has adopted climate change related plans. Therefore, there is no local, regional or statewide plan regulating global warming by which the proposed project can be measured. Notwithstanding, the EIR will examine the project’s impact on global climate change would include a review of Executive Order S-305, AB 32 and the legislative intent behind AB32, as well as extensive review of scientific literature regarding global climate change.

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9. HAZARDS AND HAZARDOUS MATERIALS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact. An operational transfer station and resource recovery facility currently operates on the project site. While it is illegal to deliver hazardous wastes to the facility, there are procedures in place to handle such wastes, if necessary. However, the hazardous waste identification and handling procedures need to be addressed, as there is a potential for hazardous wastes to be discarded by self-haul or inadvertently by the residential and commercial haulers. This issue will be further discussed in the EIR.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact. Implementation of the proposed project would involve some physical alterations would include removal of the existing MRF building, tipping floor area and canopy, and the construction of a 115,104 square foot enclosure with a new MRF facility, tipping floor area, and transfer area. Construction activities could involve the transport, use, or disposal of hazardous materials. Therefore, there is a potential for the proposed construction of the new facilities to result in hazardous impacts or result in accidental upset or release of hazardous materials, and impacts would potentially significant. This issue will be further discussed in the EIR.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact. The closest residential land use is located northwest of the project site, across S. Figueroa Street, approximately 800 feet from the project site. Another residential land use is located south of the project site, across W. Redondo Beach Boulevard, also approximately 800 feet from the project site. The closest sensitive receptor are two churches, one located approximately 500 feet south of the project site on W. Redondo Beach Boulevard, and the other approximately 750 feet west of the project site on Figueroa Street. All of these sensitive land uses are within a quarter- mile of the project site. Hazardous waste could include tires, batteries, oil, paint, compressed gas containers, E-wastes, untreated medical wastes, dead animals, radioactive, and special wastes. Hazardous wastes also include liquids such as sewage sludge, slurries and septic tank pumping. Though the Waste Resources Recovery facility won't be accepting hazardous materials, there is always a possibility that hazardous materials are found within the waste stream. This issue will be further discussed in the EIR.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Less Than Significant Impact. California Government Code Section 65962.5 requires various state agencies to compile lists of hazardous waste disposal facilities, unauthorized releases from underground storage tanks, contaminated drinking water wells, and solid waste facilities from which there is known migration of hazardous waste, and submit such information to the Secretary for Environmental Protection on at least an annual basis. A significant impact may occur if the project site is included on any of the above lists and poses an environmental hazard to surrounding sensitive uses. The proposed project, does not, in its normal mission, handle hazardous waste or hazardous materials, except in small amounts inadvertently discarded as indicated above, and is not included on any list of such sites. Therefore, a less than significant impact related to listed hazardous materials sites would occur. This issue need not be further analyzed within the EIR.

e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

Less Than Significant Impact. The project site is not located within an airport land use plan. Furthermore, this project site is not located within two miles of a public or public use airport, or within the vicinity of a private airstrip. The closest airports to the project site are the Compton Airport (located approximately two miles from the project site), the Hawthorne Airport (located approximately three miles from the project site), the Torrance Airport (located approximately 11 miles from the project site), and the Los Angeles International Airport (located approximately 11.5 miles from the project site). Though the closest airport (Compton Airport) is approximately two miles from the project site, the proposed project would not interfere with airport safety as the proposed height of the building would not be taller than other nearby structures. The new structure would not be tall enough to interfere with take off and landing approach to the airport. As such, the proposed project would not result in a safety hazard for people 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. Therefore, no impact would occur. This issue need not be further analyzed within the EIR.

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

No Impact. Impacts with regard to private airstrip are discussed in Question 7(e), above.

g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact. The proposed project is located within a quarter mile of Figueroa Street to the west, and three-quarters of a mile of Avalon Boulevard to the east. Both arterials, which run north and south, are designated as “selected disaster” routes under the Countywide General Plan’s Safety Element’s “Critical Facilities and Lifelines” map. Development of the project site may require temporary and/or partial street closures due to construction activities. Nonetheless, while such closures may cause temporary inconvenience, they would not be expected to substantially interfere with emergency response or evacuation plans. The proposed project would not cause permanent alterations to vehicular circulation routes and patterns, impede public access, or travel upon public rights-of-way. The proposed project would include enough queuing space on the site for 13 transfer trucks and 26 collection trucks. It is not anticipated that trucks would queue on S. Broadway. However, if the queue were to extend onto S. Broadway, the street has four travel lanes, which provide enough room for emergency vehicles to travel in both northbound and southbound. Therefore, the proposed project would not be expected to interfere with any adopted emergency response plan or emergency evacuation plan, and impacts would be less than significant. This issue need not be further analyzed within the EIR.

h) Expose people or structures to a significant risk of loss, injury or death involving fires, because the project is located:

i) within a Very High Fire Hazard Severity Zones (Zone 4)?

No Impact. The project site is not located within a Very High Fire Hazard Severity Zone (see Figure 3). Rather, the project site is located in a developed urban area. Furthermore, there are no substantial areas of native vegetation that may be subject to wildfires. Therefore, the proposed project would not be subject to very high fire wildfire hazards and no impacts would occur. No further analysis is required.

ii) within a high fire hazard area with inadequate access?

No Impact. As identified in Section 9 (h)(i) above, the proposed project is located in a Non Very High Fire Hazard Safety Zone. In addition, the proposed project would be served by two primary points of access from W. Compton Boulevard. As such, no impact would occur. No further analysis is required.

iii) within an area with inadequate water and pressure to meet fire flow standards?

No Impact. Golden State Water Company provides water supply service to the project site. The proposed enclosure housing the transfer and processing of waste and the WRR offices will be provided with water lines to serve fire protection devices (sprinklers). There are no known existing water service problems or deficiencies in the project area. In addition, water is supplied to three fire hydrants along Compton Boulevard and one along Broadway Street. Currently, the existing WRR facility has one private fire hydrant located near the scale house, which is over 200 feet from the street. It is assumed that the Los Angeles County Fire Department would require WRR to continue to provide a private fire hydrant under future conditions as well. As such, there would be no impact with respect to water pressure and fire flow standards. No further analysis is required.

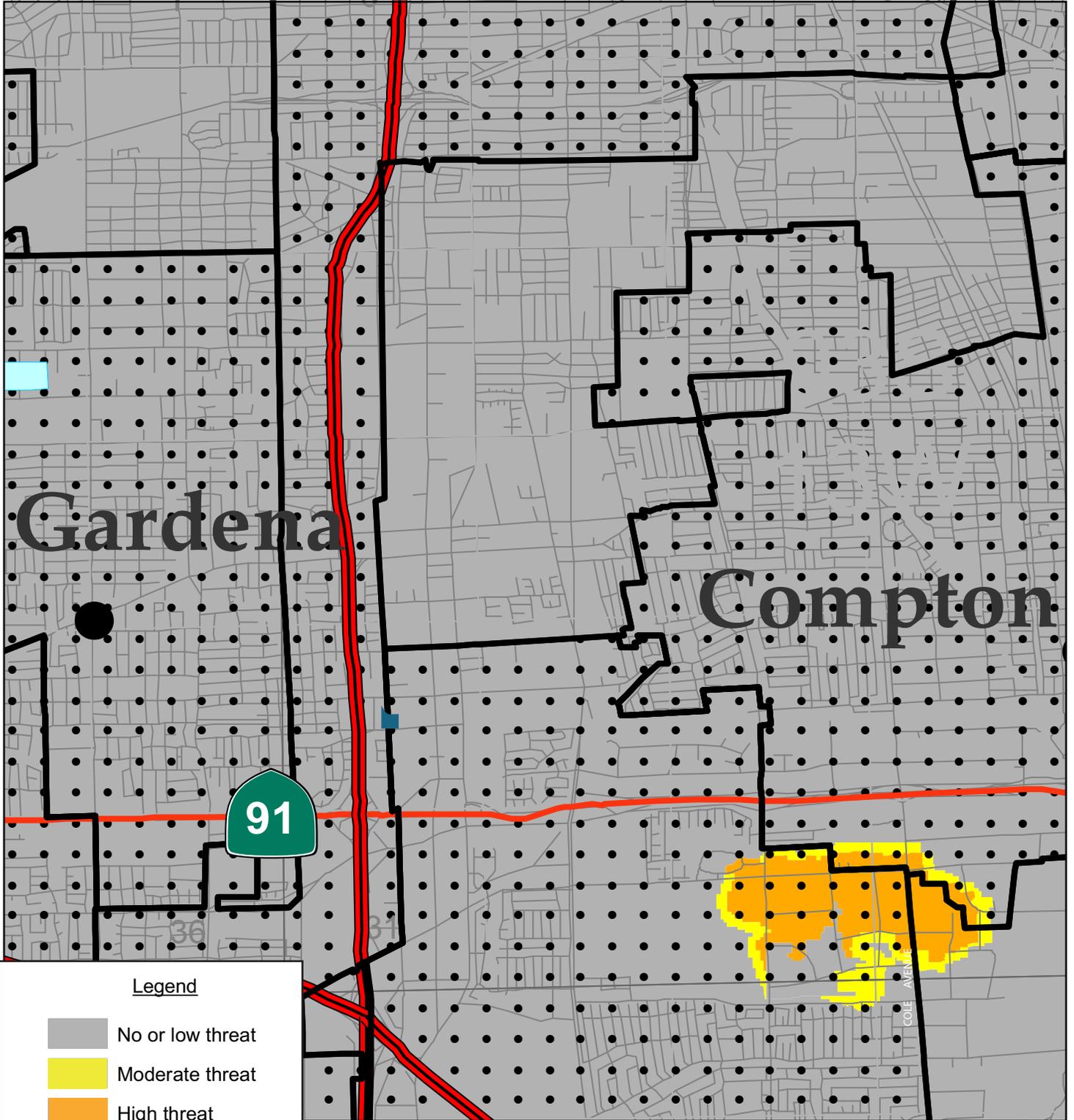
iv) within proximity to land uses that have the potential for dangerous fire hazard?

Less Than Significant Impact. The project site is located in an urbanized, industrial area of the County of Los Angeles, and is surrounded by numerous manufacturing businesses. The extent to which these surrounding manufacturing businesses present potentially dangerous fire hazard conditions is unknown. Therefore, the possibility that these businesses present potential fire hazards is assumed. Nevertheless, as described below in response to subsection 9(h) (iii), above, the proposed project has onsite fire fighting equipment to minimize potentially dangerous fire hazards. As such, a less than significant impact would occur. No further analysis is required.

i) Does the proposed use constitute a potentially dangerous fire hazard?

Less Than Significant Impact. The proposed project involves the construction of a new and expanded MRF building and tipping floor, for transfer station and resource and recovery operations. While these uses are not likely to result in a fire hazard, the project site has onsite fire fighting equipment to minimize potentially dangerous fire hazards. This fire fighting equipment will remain under proposed project conditions as well. Four fire hydrants serve the project site, with three along Compton Boulevard and one along S. Broadway Street, in addition to Fire Department water connections, one along Compton Boulevard and another on S. Broadway. The location of the hydrants will provide sufficient coverage to reach all likely sources of fire. The proposed project, like the existing site, will include rack-mounted hoses for rapid deployment. Further, additional coverage is provided by strategically located hose bibs and hoses around the periphery of the yard, adjacent to the parking and maneuvering area, and to the loading slot. Also, the existing WRR facility has one private fire hydrant located near the scale house, which is over 200 feet from the street. It is assumed that the Los Angeles County Fire Department would require WRR to continue to provide a private fire hydrant under future conditions as well. The new MRF building will also be provided with an automatic overhead sprinkler system that is automatically activated by smoke and heat sensing devices. Further, all in-plant mobile equipment is equipped with approved and operational fire extinguishers. In addition, low-pressure hose bibs are currently located at strategic points in the yard and will be under future project conditions, and chemical extinguishers are prominently available on the sorting deck close to the product bunkers and adjacent to the baler and will be under future project conditions.

There are no public or private schools within three quarters of a mile from the project site that could endanger children to hazards associated with hazardous materials. The project is required to follow the County Fire Department’s guidelines for handling hazardous materials. The EIR will include a discussion in the project description the Waste Resources Recovery facilities hazardous materials handling procedures. No hazardous materials will be stored on site. As such, the facility has fire suppression equipment continuously available, properly maintained, and located as required by the local fire authority, and therefore, the proposed project would result in a less than significant impact with respect to fire hazards. No further analysis is required.



Legend

- No or low threat
- Moderate threat
- High threat
- Extreme threat
- PROJECT SITE

Source: CAL FIRE Fire Hazard Severity Zones, November 6, 2007.

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10. HYDROLOGY AND WATER QUALITY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Violate any water quality standards or waste discharge requirements?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact With Mitigation Incorporated. The existing transfer station has been designed to comply with water quality standards and waste discharge requirements. The project site operates under Industrial Waste Discharge Permit No. 58767 for Los Angeles County Department of Public Works and National Pollutant Discharge Elimination System Permit, I.D. No. 4B19S009330, State Water Resources Board. Under the proposed project, existing resource recovery and recycling operations would continue and no significant increase in storm flows to the storm drainage system would occur. The proposed project would continue to sweep parking areas and clean the tipping floor area. The projects compliance with water quality and waste discharge requirements will be discussed in the EIR and will include mitigation measures, if necessary.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact. Development of the proposed project involves the construction of a new 115,104 square foot enclosure with a new MRF facility, tipping floor area, and transfer area that would replace the existing MRF building, tipping floor area, canopy and a vacant warehouse with ancillary office building. The proposed project would increase its operation from 500 to 2,500 tpd, and, as a result, there is a potential to increase water consumption on the project site for operations from existing conditions. Further, impacts on water treatment facilities could potentially be significant. The Golden State Water Company (GSWC) provides water supply and the project site is within the Southwest System that is supplied by two wells in the Central Basin and 13 wells in the West Coast Basin of the Coastal Plan of the Los Angeles County Groundwater Basin.³ None of these wells are located on the project site nor is the site a spreading ground for groundwater recharge. However, water supply would need to be addressed to determine if existing supplies are sufficient to serve the proposed project. Therefore, water consumption would potentially be greater than the current consumption. This issue will be further discussed in the EIR.

³ http://www.gswater.com/csa_homepages/documents/Southwest_2010UWMP_000.pdf (9/14/12)

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

Potentially Significant Impact. The project site is fully developed as an operational resource recovery facility and transfer station and a vacant warehouse with ancillary office facility and there are no natural or channelized drainage courses on or in the vicinity of the project site. The general direction of surface water runoff is towards the southwest corner of the project site. Though the project site is built out with urban uses, the proposed project would involve demolition of existing uses and re-grading of the site to accommodate the new and expanded MRF operations. Consequently, the existing drainage pattern could be altered and drainage rates could increase. Potential changes to drainage patterns and proposed storm drainage infrastructure, along with other mitigation measures as required, will be discussed in the EIR.

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

Potentially Significant Impact. Impacts with regard to alteration of existing drainage pattern are discussed in Question 10(c), above.

e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

Potentially Significant Impact. The proposed expansion of the transfer and recovery facility construction activities could have the potential to introduce new and additional sources of vehicle-related water contaminants into runoff from the area surrounding the transfer facility and site. Potential changes to runoff water quality, and design features to ensure that water quality is not degraded, along with review of best management practices and other mitigation measures as required, will be discussed in the EIR.

f) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?

Potentially Significant Impact. Impacts with regard to construction and post-construction runoff are discussed in Question 10(e), above.

g) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84 and Title 22, Ch. 22.52)?

Potentially Significant Impact. The project site is located in an urbanized area of Los Angeles County and currently built with an existing transfer and recovery facility and a vacant warehouse with ancillary office building. Proposed project conditions would continue and expand the transfer and recovery facility operations with a new 115,104 square foot enclosure with an increased daily permitted tonnage received. The site currently is covered with impervious surfaces and the proposed project would also cover the site with impervious surfaces. Additional tonnage received could potentially result in increased runoff with urban pollutants. A review of the Los Angeles County Low Impact Development Ordinance standards to the proposed project will be discussed in the EIR.

h) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance?

Less Than Significant Impact. The project site is located in an urbanized area of Los Angeles County and there are no Areas of Special Biological Significance Areas in or near the project site. Discharge would be into the County’s storm drain system within the immediate surrounding streets. The discharge would not be into a Special Biological Significance Area. The closest Special Biological Significance Area to the project site is the Robert E. Badham area off the Newport Coast in Orange County, approximately 30 miles south of the project site. Therefore, impacts would be less than significant. No further analysis is required.

i) Use onsite wastewater treatment systems in areas with known geological limitations (e.g. high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)?

No Impact. The proposed project does not propose an onsite wastewater system and will connect to the existing offsite sewage conveyance system. In addition, the site is located in an urbanized area of Los Angeles County with no nearby bodies of surface water such as streams, lakes or drainage course. Therefore, impacts would occur. No further analysis is required.

j) Otherwise substantially degrade water quality?

Potentially Significant Impact. Impacts with regard to construction and post-construction runoff are discussed in Question 10(e), above.

k) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, or within a floodway or floodplain?

No Impact. The project site is located in an urbanized area where there are no un-channeled watercourses. In addition, according to FEMA flood zone mapping (Figure 4, Flood Zone Map), the project site is outside of the 500-year floodplain. Also, the project does not propose housing. Therefore, the project site would not be subject to flood hazards due to its proximity to a floodway, floodplain or designated flood hazard area. Therefore, no impacts would occur. No further analysis is required.

l) Place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain?

No Impact. The project site is outside of the 500-year floodplain and therefore would not be subjecting structures to flood hazards and no impacts would occur. See also, impact discussion 10 (k), above for additional analysis. No further analysis is required.

m) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

No Impact. The project site is not located near a levee or dam in which its failure could cause flooding that in which the loss, injury or death of people would result and no impacts would occur. No further analysis is required.

n) Place structures in areas subject to inundation by seiche, tsunami, or mudflow?

No Impact. The project site is not located near a body of water (such as the ocean, or a lake) in which the area could be inundated by a seiche or tsunami and no impacts would occur. Further, the project site and surrounding area have relatively flat topography and are not located near any hillside areas, slopes or drainage courses. As such, the project site would not be subject to high mudflow conditions and no impact with respect to mudflow hazards would be expected to occur. No further analysis is required.



Source: County of Los Angeles, Federal Emergency Management Agency and EcoTierra, September 2011.



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11. LAND USE AND PLANNING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) **Physically divide an established community?**

No Impact. The project site is located within an urbanized, industrial area of the County of Los Angeles and is consistent with the existing physical arrangement of the properties within the vicinity of the project site. No separation of uses or disruption of access between land use types would occur as a result of the proposed project. Accordingly, implementation of the proposed project would not disrupt or divide the physical arrangement of the established community, and no impact is anticipated from project implementation. No further analysis required.

b) **Be inconsistent with the applicable County plans for the subject property including, but not limited to, the General Plan, specific plans, local coastal plans, area plans, and community/neighborhood plans?**

No Impact. The County of Los Angeles General Plan (General Plan) was originally adopted in 1980, updated in 1993. The General Plan is currently undergoing a comprehensive update. A draft of the updated plan, entitled *Planning Tomorrow's Great Places*, was published in 2008 for public comment and is still undergoing final revisions. In its current form, the General Plan consists of general goals and policies and eight additional countywide elements including Land Use, Circulation, Housing, Conservation/Open Space/Recreation, Noise, Safety, Public Facilities, and Economic Development. In addition to the countywide elements, the General Plan includes area, community, and neighborhood plans (collectively referred to as "local plans"), which provide focused planning attention on communities throughout the County. However, not all portions of County territory are covered by a local plan. The project site is located in an area of the County not covered by a local plan. Therefore, the project site and surrounding area rely on the countywide Land Use Element to guide land use decisions. The proposed project site is designated for I (Major Industrial) land uses in the General Plan. The proposed project would therefore be consistent with this designation, and no impact would occur. No Impacts would occur and no further analysis is required.

c) **Be inconsistent with the County zoning ordinance as applicable to the subject property?**

No Impact. The project site is currently zoned M-2, for Heavy Manufacturing uses, which permits all manufacturing uses, with the exception of some heavy industries that require a Conditional Use Permit (CUP). The project requires the approval of a CUP for the operation of the facility. Therefore, the proposed project is consistent with the zoning designation onsite, and with approval of the CUP, would result in no zoning impact. No impacts would occur and no further analysis is required.

d) Conflict with Hillside Management criteria, Significant Ecological Areas conformance criteria, or other applicable land use criteria?

No Impact. The project site slopes from north to south with an approximate elevation difference of 18 feet of vertical elevation over a horizontal length of approximately 250 feet to 480 feet. The site also slopes from east to west with an approximate elevation difference of two feet of vertical elevation over a horizontal length of approximately 500 feet. In addition, the uses surrounding the project site consist of generally flat terrain and, the project site is not located near any hillside areas. As such, the Hillside Management Criteria would not be applicable to the proposed project. In addition, as discussed above, the project site is not located within a Significant Ecological Area (SEA). As such, the SEA Conformance Criteria would also not apply to the proposed project. No impacts would occur and no further analysis is required.

12. MINERAL RESOURCES

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

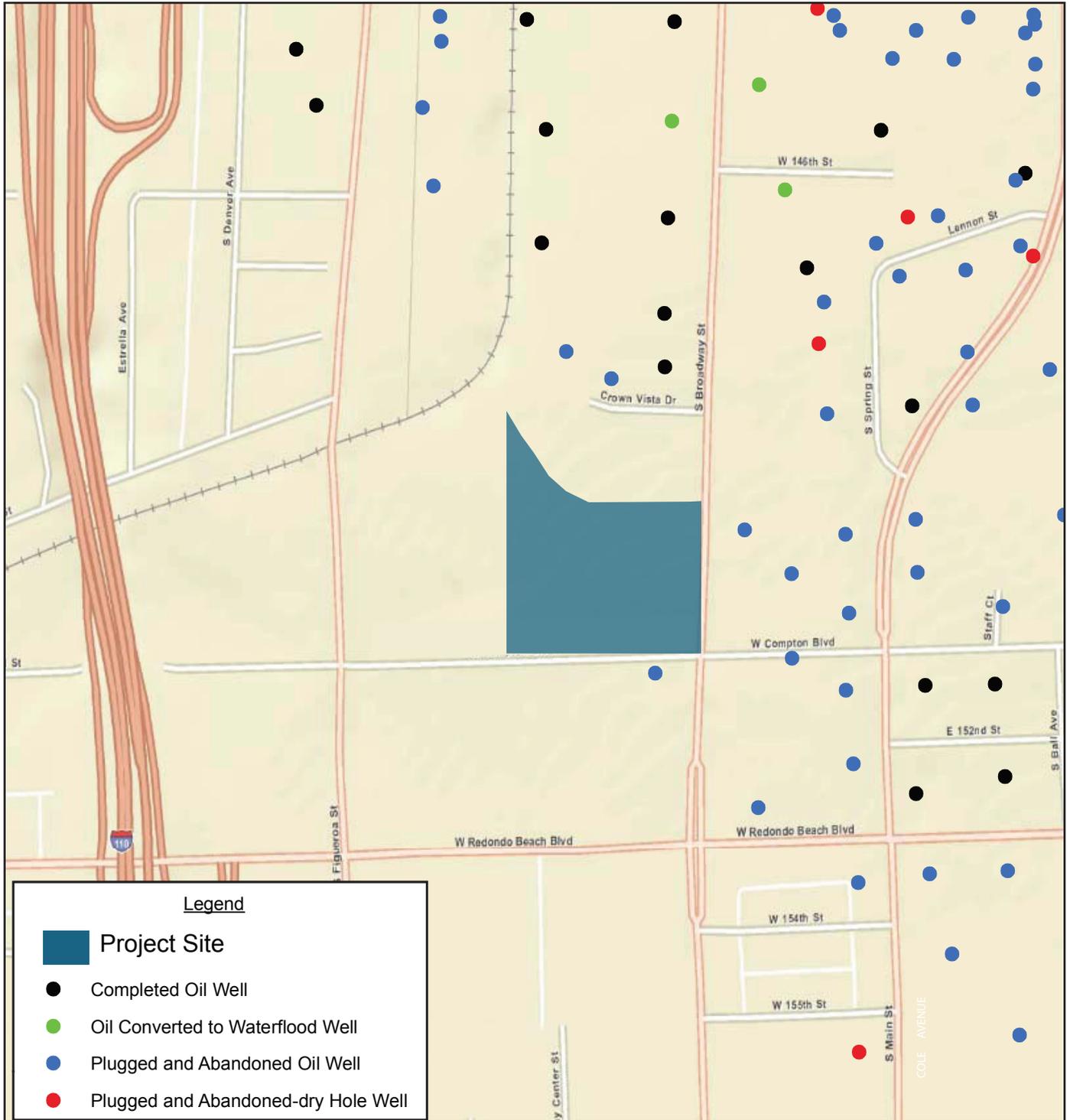
No Impact. No oil extraction or mineral extraction activities have historically occurred or are presently occurring on the project site. In addition, as shown in Figure 5, according to the California Department of Conservation, Division of Oil, Gas, and Geothermal Resources, there is no known mineral resources located within the project site.⁴ As such, no impact with respect to the loss of availability of a known mineral resource would occur. No further analysis is required.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact. As discussed in 12 (a), above, there are no known mineral resources located within the project site. As such, no impact with respect to the loss of availability of a locally important mineral resource discovery site would occur with development of the proposed project. No further analysis is required.

⁴ California Department of Conservation, Division of Oil, Gas, and Geothermal Resources.

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Legend

- Project Site
- Completed Oil Well
- Oil Converted to Waterflood Well
- Plugged and Abandoned Oil Well
- Plugged and Abandoned-dry Hole Well



Source: County of Los Angeles, CA Department of Conservation-Division of Oil, Gas, & Geothermal Resources, September 2011.

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13. NOISE

Would the project result in:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Exposure of persons to, or generation of, noise levels in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact. The proposed project includes the expansion of an industrial facility, which is surrounded by other industrial uses (including a variety of manufacturing/industrial facilities and warehouses). The closest noise sensitive uses include residential land use located northwest of the project site, across S. Figueroa Street, approximately 800 feet from the project site. Other sensitive receptors in the area include two churches, one located approximately 500 feet south of the project site on W. Redondo Beach Boulevard, and the other approximately 750 feet west of the project site on Figueroa Street. Potential effects of the expanded transfer and recovery facility on noise sensitive land uses (e.g., residential uses located approximately 800 feet from the project site) will be discussed in the EIR.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact. Impacts on persons due to excessive groundborne vibration or groundborne noise levels will be discussed in the EIR. See also Noise 13(a), above.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact. The number and types of trucks entering and exiting the site could potentially change and some potential new noise sources (transfer trucks, stationary equipment) could be introduced on the project site due to the expansion of the transfer and recovery facility. Potential effects of the transfer and recovery facility on ambient noise levels will be discussed in the EIR. See also Noise 13(a), above.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from amplified sound systems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact. The preparation and construction of the new transfer and recovery facility could involve the use of construction equipment that could potentially increase the ambient noise levels in the project vicinity on a temporary basis. Potential impacts associated with construction of the proposed project will be discussed in the EIR. See also Noise 13(a), above.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

Less Than Significant Impact. The project site is not located within an airport land use plan. Furthermore, this project site is not located within two miles of a public or public use airport, or within the vicinity of a private airstrip. The closest airports to the project site are the Compton Airport (located approximately two miles from the project site), the Hawthorne Airport (located approximately three miles from the project site), the Torrance Airport (located approximately 11 miles from the project site), and the Los Angeles International Airport (located approximately 11.5 miles from the project site). Though the closest airport (Compton Airport) is approximately two miles from the project site, the proposed project would not interfere with airport safety as the proposed height of the building would not be taller than other nearby structures. The new structure would not be tall enough to interfere with take off and landing approach to the airport. As such, the proposed project would not result in a safety hazard for people 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. Therefore, impacts would be less than significant. This issue need not be further analyzed within the EIR.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. The project site is not located within a private airstrip. No impacts would occur. See also 13(e), above.

14. POPULATION AND HOUSING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact. The proposed project does not include development of any residential units and therefore would not result in a direct increase in permanent population growth in Los Angeles. The combined onsite total for WRR, WRI and WRG employees will be 125, which includes 61 new positions to accommodate the expanded WRR station. It is anticipated that new people employed by the project most likely would not relocate to the immediate area but rather commute from existing areas from which they reside. This level of employment growth would not induce substantial housing growth in the area. Moreover, the area surrounding the project site is urbanized and served by existing infrastructure. Therefore, the proposed project would not induce substantial population growth in the area or generate the need to expand existing urban infrastructure. As such, no impacts related to growth inducement would occur. This issue need not be further analyzed within the EIR.

b) Displace substantial numbers of existing housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact. The project site is currently developed as an operational transfer station and storage facility; it does not contain any housing units. Therefore, no housing would be displaced by implementation of the proposed project, and no impact would occur. No further analysis is required.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact. The project site is currently developed as an operational transfer station and storage facility; it does not contain any housing units. Therefore, people will not be displaced necessitating the construction of replacement housing elsewhere and no impacts would occur. No further analysis is required.

d) Cumulatively exceed official regional or local population projections?

No Impact. The proposed project does not include development of any residential units and therefore would not result in a direct increase in permanent population growth in the County of Los Angeles. It is anticipated that with implementation of the proposed project, WRI and WRG would relocate to the project site and WRR would increase jobs to correspond to the expansion of the station. As a result, on-site employment would consist of 125 jobs, which includes 61 new positions to accommodate the expanded WRR station. This level of employment growth would not induce substantial housing growth in the area. It is anticipated that the employees live in various areas within the Los Angeles basin area and currently travel to the current location for WRI and WRG and to the current WRR facility. Further, new employees most likely would travel to the new and expanded WRR facility from various areas in the Los Angeles area and not relocate closer as this is a typical commute pattern of Southern California residents. Moreover, the area surrounding the project site is urbanized and served by existing infrastructure. Therefore, the proposed project would not induce substantial population growth that could cumulatively exceed official regional or local population projections, and no impact would occur. No additional analysis is required.

15. PUBLIC SERVICES

	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<i>Potentially Significant Impact</i>			

a) **Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:**

Fire protection?

Less Than Significant Impact. The Los Angeles County Fire Department (LACOFD), Battalion 7, provides fire prevention, fire suppression, and life safety services for the project site. Specifically, the project site is served by Fire Station #95, located 0.16 miles south of the site at 137 W. Redondo Beach Boulevard. Development of the proposed project involves the construction of a new 115,104 square foot enclosure housing a new MRF, tipping floor area, and transfer area, to replace the existing MRF building, tipping floor area and canopy and the vacant warehouse with ancillary office facility. Additionally, the proposed project is not adding any new services, which would create a demand for fire protection services. As such, existing operations would continue and the demand for LACOFD’s fire protection services would be similar to the existing demand. Further assistance can be provided by fire fighters from other areas of the County and State, as well as the City of Los Angeles through the “mutual aid” program, if needed. The new enclosure would include an automatic overhead sprinkler system. Therefore, impacts related to fire protection services would be less than significant. No further analysis is required.

Sheriff protection?

Less Than Significant Impact. The Los Angeles County Sheriff’s Department (LASD), which serves all unincorporated areas of Los Angeles County as well as approximately 40 contract cities, provides the law enforcement services to the project site area. The Sheriff’s Department is also responsible for emergency evacuation of the project area, if needed. Development of the proposed project involves the construction of a new 115,104 square foot enclosure housing a new MRF, tipping floor area, and transfer area, to replace the existing MRF building, tipping floor area, and canopy and the vacant warehouse with ancillary office facility. Additionally, the proposed project is not adding any new services, which would create a demand for sheriff protection services. As such, existing operations would continue and the demand for LASD’s sheriff protection services would be similar to the existing demand. Further assistance can be provided by sworn officers from other areas of the County, as well as the City of Los Angeles and the California Highway Patrol through the “mutual aid” program, if needed. The California Highway Patrol (CHP) is responsible for the enforcement of traffic related laws and regulations. Therefore, impacts related to sheriff protection services would be less than significant. No further analysis is required.

Schools?

No Impact. The development of the proposed project would not increase the number of residents (i.e., permanent population) of the County of Los Angeles, City of Los Angeles or City of Gardena. As such, the proposed project would not directly result in an increase in the number of school-aged children that would require school services. It is expected that new employment opportunities at the project site would be filled by individuals living in various area of the Los Angeles County metropolitan area and would commute from their current residences to work at the Waste Resources Recovery facility. Further, prediction of any relocation would be remote and speculative since the project is a commercial and not residential development. Therefore, the Proposed Project would not generate any additional demand for school facilities and, as such, no impact on school services would occur. This issue need not be further analyzed within the EIR.

Parks?

No Impact. The project site is currently developed with an operational transfer station and resource recovery and commercial refrigeration units manufacturing facilities. Under future conditions, the WRR facility would continue to operate. The combined onsite total for WRR, WRI and WRG employees will be 125. In general, employees of commercial sites are not likely to patronize parks during working hours, as they are more likely to use park and recreational facilities near their homes during non-work hours. Therefore, the proposed uses on the project site do not produce a demand for parks, and no impact would occur. No further analysis is required.

Libraries?

No Impact. As previously discussed under 14 (a) Population/Housing, above, the proposed project would not generate permanent population growth in the County of Los Angeles. Employees of the project are less likely to use libraries during working hours and are more likely to use libraries near their homes during non-work hours. Therefore, it is expected that the proposed project would not generate any additional demand for library facilities and, as such, no impact on library services would occur. No further analysis is required.

Other public facilities?

No Impact. No other public facilities were identified. No further analysis is required.

16. RECREATION

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact. The project site is currently developed with an operational transfer station and resource recovery and a vacant warehouse with ancillary office facility. Under future conditions, the WRR facility would continue to operate. The combined onsite total for WRR, WRI and WRG employees will be 125. In general, employees of commercial sites are not likely to patronize recreational facilities during working hours, as they are more likely to use recreational facilities near their homes during non-work hours. Therefore, the proposed uses on the project site do not produce a demand for recreational use, such that a substantial physical deterioration of the facility would occur or be accelerates, and no impact would occur. No further analysis is required.

b) Does the project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact. The project site is currently developed with an operational transfer station and resource recovery and a vacant warehouse with ancillary office facility. The proposed project would include construction of a new transfer station and resource recovery facility. The project does not include a neighborhood or regional park nor does it include recreational facilities. The project would include consolidation of WRR, WRI and WRG employees to the project site, which would number 125. However, as previously discussed, employees of commercial sites generally don't patronize recreational facilities during working hours, as they are more likely to use recreational facilities near their homes during non-work hours. Therefore, the proposed uses on the project site do not produce a demand for recreational use, requiring construction or expansion of such facilities, which might have an adverse effect on the environment. Therefore no impact would occur. No further analysis is required.

c) Would the project interfere with regional open space connectivity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact. The project site is currently developed with an operational transfer station and resource recovery and a vacant warehouse with ancillary office facility. Further, the site is surrounded by urban development of industrial land uses with nearby residential uses. There are no regional open space areas near or in the immediate vicinity of the project site. Therefore, implementation of the project would not interfere with regional open space connectivity and no impacts would occur. No further analysis is required.

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17. TRANSPORTATION/TRAFFIC

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact. The proposed new and expanded materials transfer and recovery facility will change the number of trucks entering and leaving the facility that could have effects on nearby streets and intersections. The WRR plans to expand from 500 TPD to 2,500 TPD, which would result in an increase in the number of loads (and trips) to the project site. It is expected that approximately 516 average daily maximum loads (1,032 daily maximum trips) would occur with project implementation. Potentially significant transportation and traffic impacts of the proposed project will be discussed in the EIR.

b) Conflict with an applicable congestion management program (CMP), including, but not limited to, level of service standards and travel demand measures, or other standards established by the CMP for designated roads or highways?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact. The Congestion Management Program (CMP) was created statewide as a result of Proposition 111 and has been implemented locally by the Los Angeles County Metropolitan Transportation Authority (Metro). The CMP for Los Angeles County requires that the traffic impact of individual development projects of potential regional significance be analyzed. A specific system of arterial roadways plus all freeways comprise the CMP system. A total of 164 intersections are identified for monitoring on the system in Los Angeles County. There are no CMP intersections in the immediate project vicinity. According to the CMP Traffic Impact Analysis (TIA) Guidelines developed by the MTA, a traffic impact analysis is required given the following conditions: (1) CMP arterial monitoring intersections, including freeway on- or off-ramps, where the proposed project would add 50 or more trips during either the AM or PM weekday peak hours; or (2) CMP freeway monitoring locations where the proposed project would add 150 or more trips, in either direction, during either the AM or PM weekday peak hours. The proposed project is expected to generate additional vehicular daily trips that could effect CMP intersection and CMP freeway segments. This issue will be further discussed in the EIR.

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

No impact. This question would apply to the project only if it involved an aviation-related use or would influence changes to existing flight paths. The project does not include any aviation-related uses and would have no airport impact. It would also not require any modification of flight paths for the existing airports in the Los Angeles Basin. Therefore, no impact would occur. No further analysis is required.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

No Impact. The proposed project would not involve design features that would result in roadway hazards such as sharp curves, dangerous intersections or incompatible uses. The project would involve redesign and reuse of the existing site that currently houses the existing transfer station and resource recovery facility and a vacant warehouse with ancillary office building. The proposed project would involve demolition of the existing buildings and construct a new enclosure for the transfer station and resource recovery facility on the entire site. No new intersections would be neither created nor sharp curves as a result of project implementation. Therefore no impacts would occur and no further analysis is required.

e) Result in inadequate emergency access?

Less Than Significant Impact. The proposed project would not involve design features that would result in roadway hazards such as sharp curves, dangerous intersections or incompatible uses. The project would involve redesign and reuse of the existing site that currently houses the existing transfer station and resource recovery facility and a vacant warehouse with ancillary office building. The proposed project would involve demolition of the existing buildings and construct a new enclosure for the transfer station and resource recovery facility on the entire site. No new intersections would be neither created nor sharp curves as a result of project implementation. The proposed project would include enough queuing space on the site for 13 transfer trucks and 26 collection trucks. It is not anticipated that trucks would queue on S. Broadway. However, if the queue were to extend onto S. Broadway, the street has four travel lanes, which provide enough room for emergency vehicles to travel in both northbound and southbound. Emergency access will be discussed in the EIR.

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

Less than Significant Impact. The proposed project is not expected to conflict with adopted policies, plans, or programs supporting alternative transportation. Therefore, there would be less than significant impact to adopted policies or existing alternative transportation facilities. However, public transit, bicycle and pedestrian facilities will be identified and discussed in the EIR.

18. UTILITIES AND SERVICE SYSTEMS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Exceed wastewater treatment requirements of either the Los Angeles or Lahontan Regional Water Quality Control Boards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less Than Significant Impact. The existing transfer station has been designed to comply with water quality standards and waste discharge requirements. The project site operates under Industrial Waste Discharge Permit No. 58767 for Los Angeles County Department of Public Works and National Pollutant Discharge Elimination System Permit, I.D. No. 4B19S009330, State Water Resources Board. Though the project would increase recovery and recycling operations with increased permitted tonnage, the nature of the project does not lend itself to significant flows of wastewater discharge. The operation involves transfer of solid waste and recover of recycling materials and the amount of wastewater discharge would be considered nominal related to

Under the proposed project, existing resource recovery and recycling operations would continue and no significant increase in storm flows to the storm drainage system would occur. As such, a less than significant impact would occur.

b) Create water or wastewater system capacity problems, or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Water

Potentially Significant Impact. Development of the proposed project involves the construction of a new 115,104 square foot enclosure with a new MRF facility, tipping floor area, and transfer area that would replace the existing MRF building, tipping floor area, canopy and vacant warehouse with ancillary office facility. The proposed project would increase its operation from 500 to 2,500 tpd, and, as a result, there is a potential to increase water consumption on the project site for operations from existing conditions. Further, impacts on water treatment facilities could potentially be significant. Water supply would need to be addressed to determine if existing supplies are sufficient to serve the proposed project. Therefore, water consumption would potentially be greater than the current consumption. This issue will be further discussed in the EIR.

Wastewater

Potentially Significant Impact. Development of the proposed project involves the construction of a new and expanded MRF building, as well as a new tipping floor and canopy, to replace the existing MRF building and tipping floor/canopy and vacant warehouse with ancillary office facility. The current MRF building and associated storage area provides 17,200 square feet of space and the current transfer station area provides 9,135 square feet of space (for a total of 26,335 square feet). The proposed project involves the construction of a new and expanded 115,104 -square foot enclosure for a materials transfer and recovery facility). The project does not propose a change in land use from current site conditions, and the uses proposed as part of the project are consistent with the zoning designations on the project site. The project site currently generates sewage flow at the rate of 0.09 cubic feet per second (see Table IV-12). However, the proposed project would potentially increase sewage generating uses from the project site. Therefore, the sewage flow rate would potentially be greater than the current 0.09 cubic feet per. This issue will be further discussed in the EIR.

An existing 10-inch sewer line under S. Broadway Street serves the project site. The project would add a clarifier and new sewer hookup for wastewater, replacing the collection basin currently used onsite. The project would potentially increase sewage generating uses from the project site. Impacts on the existing sewer line will be further discussed n the EIR.

- c) **Create drainage system capacity problems, or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**

Potentially Significant Impact. Though the project site is built out with urban uses, the proposed project would involve demolition of existing uses and re-grading of the site to accommodate the new and expanded MRF operations. Consequently, the existing drainage pattern could be altered and drainage rates could increase. Potential changes to drainage patterns and proposed storm drainage infrastructure, along with other mitigation measures as required, will be discussed in the EIR. See also 10(c), above.

- d) **Have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources, considering existing and projected water demands from other land uses?**

Potentially Significant Impact. The Golden State Water Company (GSWC) provides water supply and the project site is within the Southwest System that is supplied by two wells in the Central Basin and 13 wells in the West Coast Basin of the Coastal Plan of the Los Angeles County Groundwater Basin.⁵ See also 18 (c), above. Water supply would need to be addressed to determine if existing supplies are sufficient to serve the proposed project. Therefore, water consumption would potentially be greater than the current consumption. This issue will be further discussed in the EIR.

⁵ http://www.gswater.com/csa_homepages/documents/Southwest_2010UWMP_000.pdf (9/14/12)

e) Create energy utility (electricity, natural gas, propane) system capacity problems, or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Electricity

Southern California Edison Company (SCE) provides electricity service to unincorporated portions of Los Angeles County, including the project site. SCE obtains power from numerous sources, including (1) the San Onofre Nuclear Generating Station (SONGS), (2) the Mohave Generating Station in Laughlin, Nevada, and (3) the Big Creek hydroelectric system. Energy consumption by new buildings in California is regulated by the State Building Energy Efficiency Standards, embodied in Title 24 of the California Code of Regulations (CCR). The efficiency standards apply to new construction of both residential and non-residential buildings, and regulate energy consumed for heating, cooling, ventilation, water heating, and lighting. The building efficiency standards are enforced through the local building permit process. Local government agencies may adopt and enforce energy standards for new buildings, provided that these standards meet or exceed those provided in Title 24 guidelines.

Less Than Significant Impact. Development of the proposed project involves the construction of a new 115,104 square foot enclosure with a new MRF facility, tipping floor area, and transfer area that would replace the existing MRF building, tipping floor area, canopy and vacant warehouse with ancillary office facility. However, while the proposed project involves the construction of the above-mentioned structures, the demand for electricity on the project site could potentially increase from existing conditions. Though with modern energy efficient construction materials and compliance with Title 24 standards, the proposed project would be consistent with the State’s energy conservation standards and, therefore, would not conflict with adopted energy conservation plans. As such, the proposed project would have a less than significant impact on electrical supply systems. This issue need not be further analyzed within the EIR.

Natural Gas

The Southern California Gas Company (SCG) provides natural gas to the project area through existing gas mains located under the streets and public rights-of-way. Natural gas service is provided in accordance with the SCG’s policies and extension rules on file with the California Public Utilities Commission (PUC) at the time contractual agreements are made.

Less Than Significant Impact. Development of the proposed project involves the construction of a new 115,104 square foot enclosure with a new MRF facility, tipping floor area, and transfer area that would replace the existing MRF building, tipping floor area, canopy and vacant warehouse with ancillary office facility. However, while the proposed project involves the construction of the above-mentioned structures, the demand for natural gas on the project site would remain unchanged or would have an insignificant increase from existing conditions since natural gas is not greatly used onsite for operation. As such, the proposed project would have a less than significant impact on natural gas supply. This issue need not be further analyzed within the EIR.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

Less Than Significant Impact. The project site is an existing resource recovery and recycling facility. Under the proposed project, this facility would remain available to serve regional disposal needs by providing for the efficient transfer of solid waste as well as the recovery and processing of recyclable materials. Solid waste that is not recyclable would then be transferred to a permitted landfill for disposal. Therefore, the proposed project would not adversely affect regional landfill capacity and would actually provide a benefit of processing recyclable materials as opposed to sending them to a landfill for disposal. Furthermore, the existing facility complies with all federal, state, and local statutes related to solid waste, and would continue to do so with implementation of the proposed project. Nevertheless, the existing landfill capacities will be identified and discussed in the EIR.

g) Comply with federal, state, and local statutes and regulations related to solid waste?

No Impact. The project site is an existing resource recovery and recycling facility, which operates under Solid Waste Facility Permit Number 19-AA-0857. The project would continue to operate under a revised permit to expand 500 to 2,500 daily tons received. Furthermore, the existing facility complies with all federal, state, and local statutes related to solid waste, and would continue to do so with implementation of the proposed project. No further analysis is required.

19. MANDATORY FINDINGS OF SIGNIFICANCE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Does the project have the potential to 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, substantially 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Less Than Significant Impact. The project site is currently built with urban uses that include an existing recovery and recycling facility and storage facility. The new facility has the potential to degrade the environment through increased environmental impacts such as from traffic and air pollution. Mitigation measures would have to be employed. The other uses surrounding the project site are industrial and it is not anticipated that the project if mitigated would not remove or destroy wildlife habitat or have a significant impact on any plant or wildlife species, including rare or endangered species. Impacts, if mitigated, should be less than significant.

b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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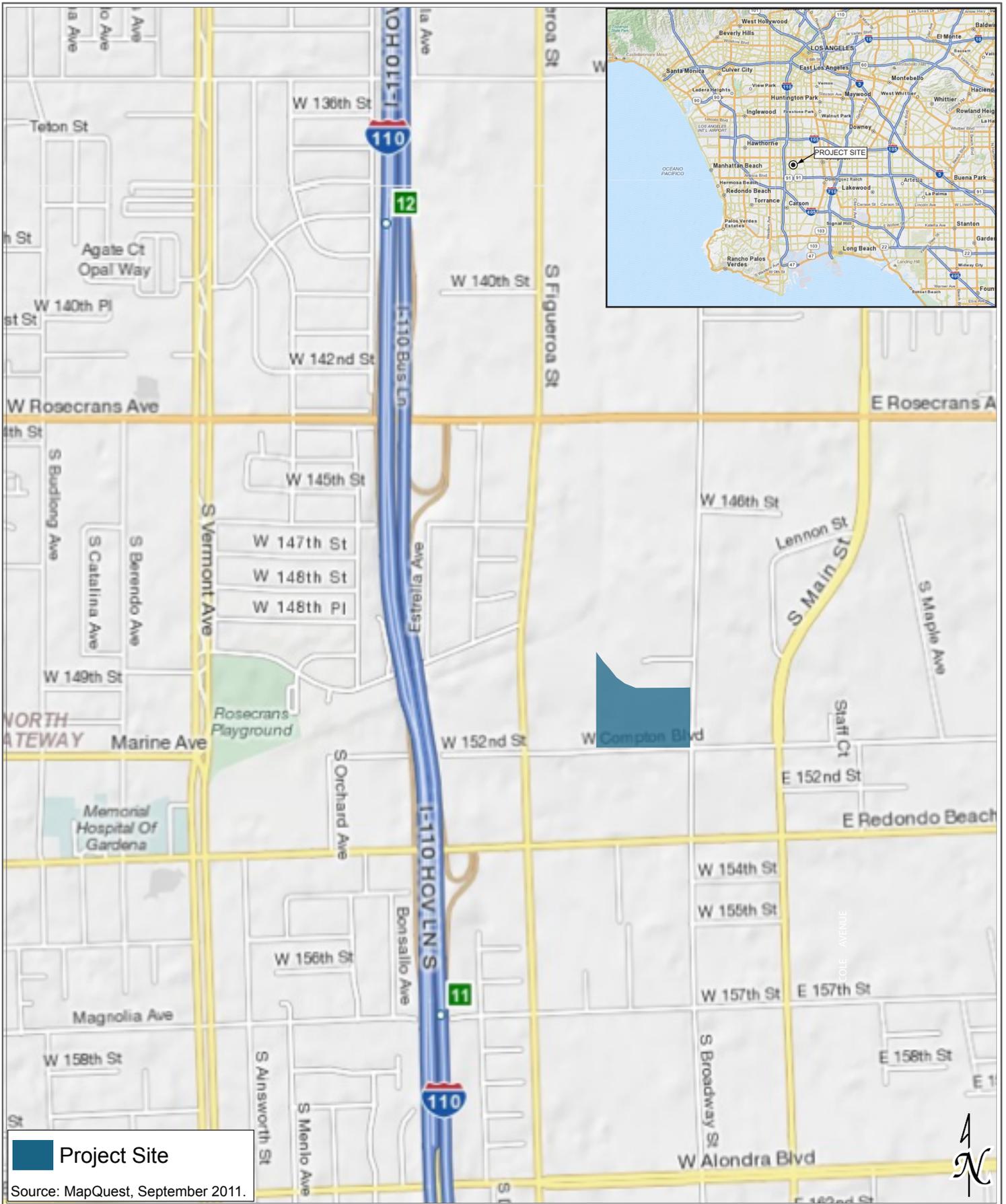
Potentially Significant Impact. The proposed project would expand the current operations to accept additional solid waste tonnage. The facility recovers recycling materials for reusable use, which has positive environmental results. However, the proposed project may result in environmental impacts in the form of air quality, hazards, hydrology transportation (intersections) and water quality, wastewater and water supply.

c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a 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)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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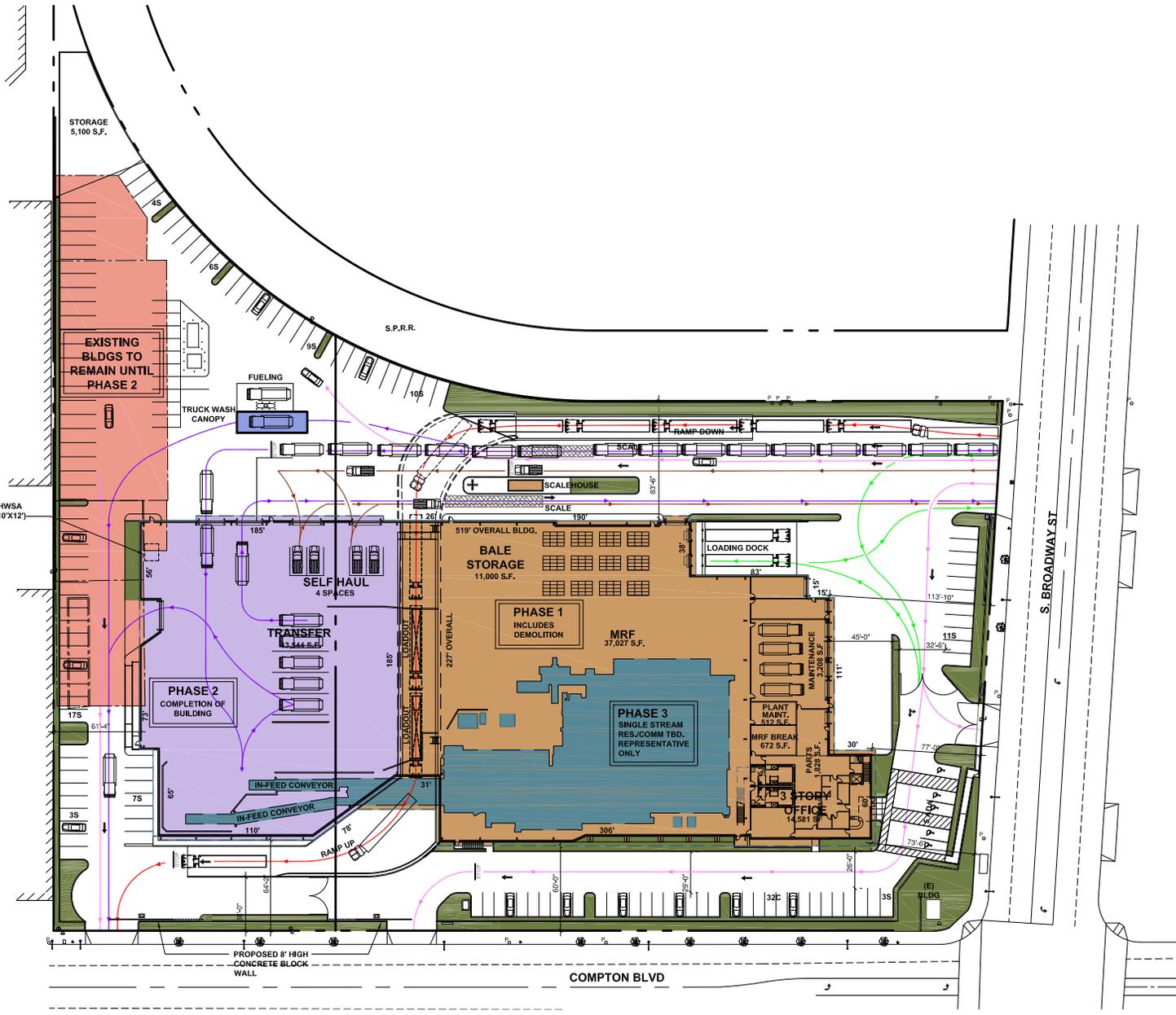
Potentially Significant Impact. The potential cumulative impacts associated with the project and cumulative development will be evaluated in an EIR to determine whether these cumulative impacts are significant and, if so, whether the contribution of the project to cumulative impacts would be considerable.

d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact. All potentially significant impacts to human beings, either directly or indirectly, as identified previously in the evaluations above will be evaluated in an EIR.



 Project Site
 Source: MapQuest, September 2011.



PROJECT SUMMARY

15001 S. BROADWAY ST
 APN: 6129-002-029 & 030

AREAS

- SITE AREA: 279,659 SQ. FT.= 6.42 ACRES
- TOTAL BUILDING FOOTPRINT: 115,104 SQ. FT.
- LOT COVERAGE = 41.2%
- BUILDING AREA
 - MRF: 37,027 S.F.
 - BALE STORAGE: 11,000 S.F.
 - TRANSFER: 43,544 S.F.
 - MAINTENANCE: 6,174 S.F.
 - PARTS: 11,828 S.F.
 - OFFICE: 14,581 S.F.
 - SCALE HOUSE: 200 S.F.
 - TRUCK WASH: 750 S.F.
 - TOTAL: 115,104 S.F.

PARKING

MRF / BALE STORAGE / TRANSFER / MAINTENANCE
 (PARTS AND TRUCK WASH CONSIDERED AS
 ACCESSORY TO MRF / TRANSFER FACILITY
 OCCUPANT LOAD)
 97,745SF/1000=98 SPACES

OFFICE / SCALE HOUSE
 (SCALE HOUSE CONSIDERED AS ACCESSORY TO
 MRF / TRANSFER FACILITY OCCUPANT LOAD)
 14,581 SF/300=49 SPACES

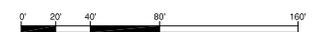
TOTAL REQUIRED	147 SPACES
TOTAL SPACES PROVIDED	148 SPACES
• CARS STANDARD 9'x20'	110
• CARS COMPACT 8'x17'	33
• CARS ACCESSIBLE 9'x20'	5

QUEUING

• TRANSFER TRUCKS	13
• COLLECTION TRUCKS	26

LEGEND

- TRANSFER TRUCKS
- COLLECTION TRUCKS
- RECYCLABLE LOADOUT
- EMPLOYEE
- SELF HAUL
- FIRE HYDRANT
- FIRE DEPT CONNECTION
- UTILITY POLE
- LIGHT POLE
- FIRE HYDRANT TO BE RELOCATED
- PHASE 1
- PHASE 2
- PHASE 3
- EXISTING BUILDINGS



Source: JRM & A Architects, February 2013.

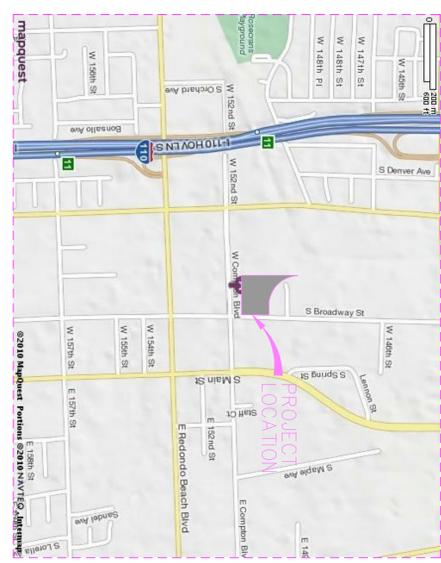


Proposed Conceptual Site Plan and Phasing Plan

Topographic Boundary Map for Waste Resources



SYMBOLS	DESCRIPTION
—	DEVIATES STREET CENTER LINE
—	DEVIATES STREET RIGHT OF WAY
—	DEVIATES FLOWLINE
—	DEVIATES ELECTRICAL MANHOLE
—	DEVIATES TELEPHONE LINE
—	EXISTING OVERHEAD LINE
—	EXISTING CONDUIT
—	CHAM LIME FENCE
—	EDGE OF ROADWAY PAVEMENT
—	DEVIATES EXISTING SEWER
—	DEVIATES EXISTING STORMDRAIN
—	10' ± (V92)
—	36' ± SO (R92)
—	SEWER MANHOLE
—	STORM DRAIN MANHOLE
—	ELECTRICAL MANHOLE
—	TELEPHONE MANHOLE
—	SEWER CLEANOUT
—	GROUND WIRE BOX
—	EXISTING WATER METER
—	EXISTING WATER VALVE
—	WIRE TYPHANT
—	GAS VALVE
—	SON (SOUNDING MARKER)
—	ELECTRICAL PULLBOX
—	ELECTRICAL METER
—	BOLLARD
—	CABLE TV PULLBOX
—	IRRIGATION CONTROL VALVE
—	TRAFFIC SIGNAL PULLBOX
—	STREET LIGHT PULLBOX
—	SOIL BORING LOCATION
—	SURVEY BENCHMARK
—	SURVEY CONTROL POINT
—	TRANSFORMER
—	TELEPHONE VAULT
—	POWER POLE
—	EXISTING TREE
—	EXISTING SHRUB
—	FINISHED SURFACE
—	TOP OF CURB
—	FLOWLINE
—	CURB FACE
—	CATCH BASIN
—	EDGE OF BURIED BACKFLOW ASSEMBLY
—	FINISHED CONCRETE
—	FINISHED GRADE
—	CATV
—	WATER VALVE
—	GAS VALVE
—	SEWER DRAIN
—	TRANSFORMER
—	TELEPHONE VAULT
—	POWER POLE
—	EXISTING TREE
—	EXISTING SHRUB
—	BWC BEHIND VERTICAL CURVE
—	BW BACK OF WALK
—	FG EXISTING GROUND
—	EP EDGE OF PAVEMENT
—	EGC END VERTICAL CURVE
—	FF FINISH FLOOR
—	FS FINISH SURFACE
—	GB GRADE BREAK
—	GD GARAGE FINISH FLOOR
—	HD HOSEBOX
—	BP BLOW-OFF
—	DF DOWNING FOUNTAIN
—	BTM BOTTOM
—	DU DUCT LIE
—	STL STEEL PIPE
—	SDR ROOF DRAIN DOWN SPOUT
—	OS ROOF DRAIN OVER FLOW
—	ABAN ABANDONED UTILITY LINE
—	DI DROP INLET
—	HS HEIGHT OF FENCE WALL
—	HP HIGH POINT
—	INV INVERT
—	LP LOW POINT
—	PAO PAO ELEVATION
—	TF TOP OF AC BEAM
—	TF TOP OF FOOTING
—	TM TOP OF WALL
—	9. THE RIGHT OF THE COUNTY OF LOS ANGELES TO RESTRICT VEHICULAR ACCESS AROUND COMMON BOUNDARY AND BOUNDARY DEDICATED PER PA NO. 22279, PMS 238/44-45
—	10. THE RIGHT OF THE COUNTY OF LOS ANGELES TO RESTRICT VEHICULAR ACCESS AROUND COMMON BOUNDARY AND BOUNDARY DEDICATED PER PA NO. 22279, PMS 238/44-45
—	11. THE RIGHT OF THE COUNTY OF LOS ANGELES TO RESTRICT VEHICULAR ACCESS AROUND COMMON BOUNDARY AND BOUNDARY DEDICATED PER PA NO. 22279, PMS 238/44-45
—	12. EASEMENT FOR THE BENEFIT OF PARCEL 1 PER INST. NO. 1986-33721



BENCHMARK
NATIONAL GEODETIC BENCHMARK (NS) #44484 ELEVATION -90.11 FEET (NAVD 88)

BASE OF BEARINGS
THE BEARING SHOWN HEREON ARE BASED UPON THE CENTERLINE OF COMPTON BOULEVARD BEING THE COUNTY RECORD OF LOS ANGELES COUNTY BOOK 238 PAGES 44 AND 45 IN THE OFFICE OF THE COUNTY CLERK.

COORDINATE SYSTEM
ASSUMED N 5,000, E 5,000 ON CONTROL POINT NO. 26 AT THE CENTERLINE INTERSECTION OF COMPTON BLVD AND BROADWAY ST.

LEGAL DESCRIPTION
PARCELS 1 AND 2 OF PW 22279 RECORDED IN BK 238/PAGES 44-45

DATE OF SURVEY
DATE OF FIELD SURVEYS: AUGUST 2010

SITE ADDRESSES
357 COMPTON BOULEVARD
GARDENA, CA 90248

ASSESSOR'S PARCEL NUMBERS
APN# 6129-002-029 AND 030

FLOOD ZONE
ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN (TAKEN FROM MAP 080307015P-ETICONE DATE SEPTEMBER 28, 2008)

SITE AREA (NET)
PARCEL 1
2,385 AC.
PARCEL 2
3.34 AC.

BUILDING AREA
PARCEL 1
17,874 SQ. FT.
PARCEL 2
68,316 SQ. FT.

ZONING
M-2 HEAVY MANUFACTURING

PLANNING ORDINANCES FOR ZONE M-2
Zoned (M-2) Heavy Manufacturing AND M-4k Unlimited Manufacturing
All uses except some heavy industries need a CUP. Residential uses and schools are prohibited (22-32-160)
Minimum Required Area:
Minimum Height Limit:
4.5 times building area (22-52-050)
Industrial uses require 1 space for each company vehicle plus 1 space for each 2 persons employed on the largest shift, or 1 space for each 500 sq. ft. of floor area, whichever is largest (40)
For other uses, see applicable uses (Part 1), Chapter 22-52
Building Setback:
No building setbacks required
No lot coverage limitation

PREPARED BY:
Cornerstone Land Surveying Co.
Civil • Surveying • Planning
808 Terminal Circle
Compton, CA 90279
PH 861-796-0099 FAX 861-796-0090

PREPARED FOR:
WASTE RESOURCES INC
23 CORPORATE PLAZA, SUITE 347
AMERICO PARK, CA
PH 949-710-4444 FAX 949-710-4444

DATE:
12/31/10

TOPOGRAPHIC BOUNDARY MAP
WASTE RESOURCES
357 COMPTON BLVD.
GARDENA, CA 90248

SCALE IN FEET
1 inch = 30 FT.

LIBRARY
STEVEN C. LAMBER
LS 798
EXP. 12/31/10
SEAL

STEVEN C. LAMBER
REGISTERED LAND SURVEYOR
REGISTRATION NO. LS 7258, EXP. 12/31/10

TOPOGRAPHIC BOUNDARY MAP
1 OF 1

10-18-10
08-17-10

COUNTY OF LOS ANGELES



500' RADIUS MAP

GC MAPPING SERVICE, INC.

3055 WEST VALLEY BOULEVARD
 ALHAMBRA CA 91803
 (626) 441-1080 FAX (626) 441-8850

LEGEND

- Ⓢ OWNERSHIP NO.
- OWNERSHIP HOOK

CASE NO.

DATE: 02-14-2013

SCALE: 1" = 100'

OWNERSHIP MAP