

**CEQA FINDINGS OF FACT AND  
STATEMENT OF OVERRIDING CONSIDERATIONS  
REGARDING THE FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT  
FOR THE LOS ANGELES COUNTY GREEN ZONES PROGRAM**

**PROJECT NO. 2018-003209-(1-5),  
ADVANCE PLANNING CASE NO. RPPL2018004908,  
GENERAL PLAN AMENDMENT NO. RPPL2020002900,  
ENVIRONMENTAL ASSESSMENT NO. RPPL2020002788,  
STATE CLEARINGHOUSE NO. 2020060242**

**LEAD AGENCY:**

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DEPARTMENT OF REGIONAL PLANNING  
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**NOVEMBER 10, 2021**

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# SECTION I

## INTRODUCTION

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The California Environmental Quality Act (CEQA) requires that a number of written findings of fact (Findings) be made by the lead agency in connection with certification of an environmental impact report (EIR) prior to approval of the project pursuant to Sections 15090, 15091, and 15093 of the State CEQA Guidelines and Section 21081 of the Public Resources Code. These Findings have been prepared to comply with the requirements of CEQA and the State CEQA Guidelines. The Los Angeles County (County) Board of Supervisors (Board) adopts these Findings as part of the certification of the Final Program EIR (Final PEIR) for the Green Zones Program.

The Board hereby certifies and finds the Green Zones Program Final PEIR has been completed in compliance with CEQA (Public Resources Code Sections 21000, et seq., CEQA) and the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000, et seq., CEQA Guidelines). The Final PEIR consists of the following documents: (1) December 17, 2020, Draft PEIR; (2) December 17, 2020, Technical Appendices to the Draft PEIR; and (3) July 8, 2021, Final PEIR, which includes Responses to Comments; Corrections, Clarifications, and Additions to the Draft PEIR; corrections, clarifications, and additions to the Initial Study (Appendix B to the Draft PEIR); and Ordinance No. Draft 08/19/2021 (Appendix A to the Final PEIR).

The lead agency is responsible for the adequacy and objectivity of the EIR. The County, as lead agency, has subjected the Draft PEIR and Final PEIR to the agency's own review and analysis. The Board further certifies and finds that the Draft PEIR, Final PEIR, and Findings reflect the County's independent judgment and that the Board has received, reviewed, and considered the foregoing information prior to approving the project.

Having received, reviewed, and considered the foregoing information, as well as any and all information in the administrative record and the record of proceedings, the Board hereby makes the following findings pursuant to and in accordance with the requirements of CEQA and the CEQA Guidelines:

### A. PROJECT BACKGROUND

#### 1. PROJECT LOCATION

The Green Zones Program will be implemented throughout the unincorporated areas of the County that contain applicable zoning designations and associated land use designations. The County is divided into 11 different planning areas, including the Antelope Valley, Santa Clarita Valley, San Fernando Valley, Santa Monica Mountains, Coastal Islands, Westside, South Bay, Metro, Gateway, West San Gabriel Valley, and East San Gabriel Valley planning areas (Table I-1, *Green Zones Program County Planning Areas*; Figure I-1, *Project Location Map*; and Figure I-2, *Project Location Map: Green Zones Program*). The Green Zones Program will not be applicable to the Coastal Islands Planning Area (Table I-1). The number of parcels affected by the proposed program ranges from zero in the Coastal Islands Planning Area to over 68,000 in the Antelope Valley Planning Area. The number of parcels affected by the proposed Green Zone Districts ranges from zero in seven County planning areas to 5,480 in the Metro Planning Area.

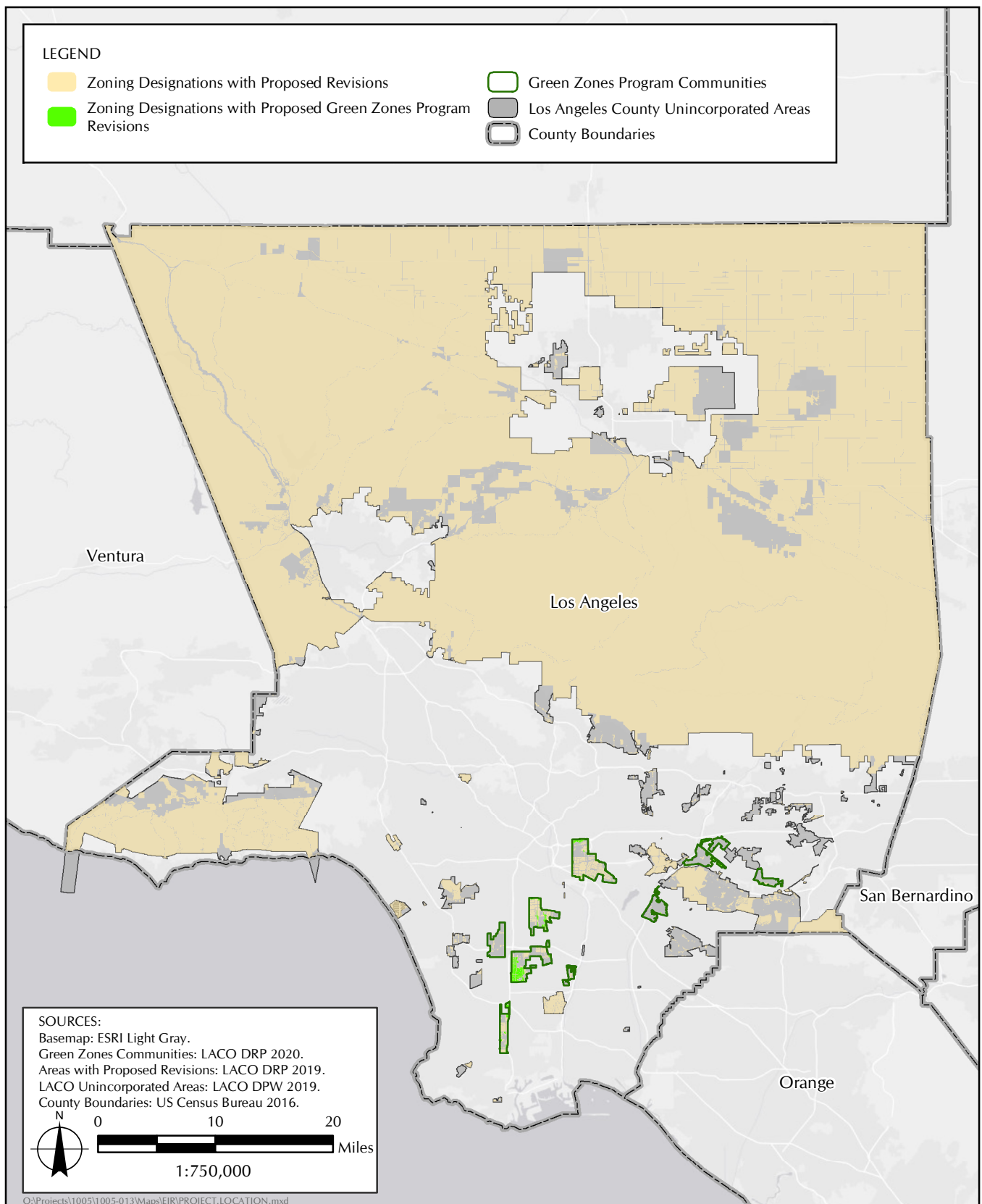


FIGURE I-2  
Project Location Map

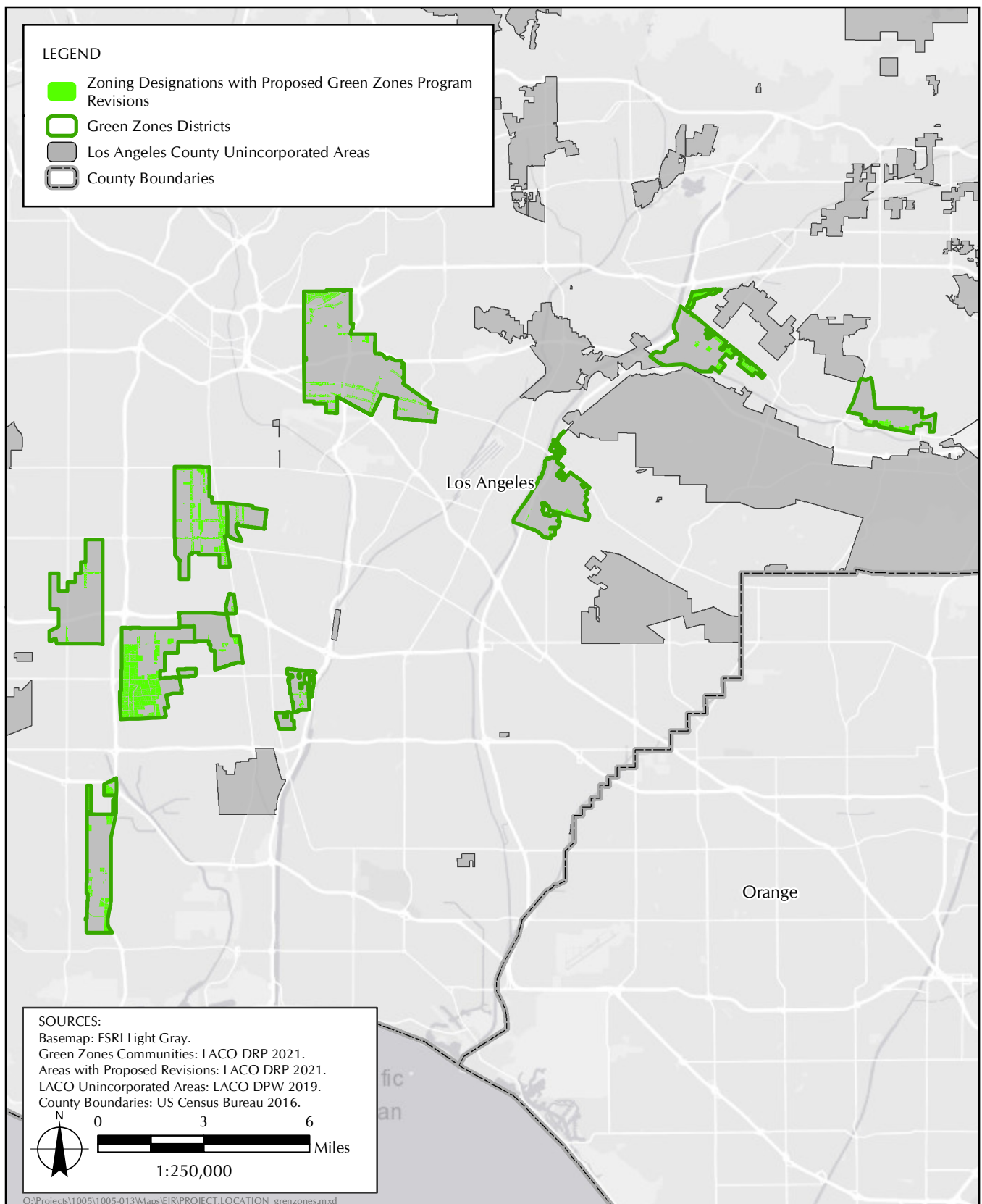


FIGURE I-2

Project Location Map: Green Zones Program



**TABLE I-1  
GREEN ZONES PROGRAM COUNTY PLANNING AREAS**

<b>Planning Areas</b>	<b>Number of Project Affected Parcels in Planning Area (Elements 2, 3, and 4)</b>	<b>Number of Affected Parcels in Green Zone Districts Footprint (Element No. 1)</b>
Antelope Valley Planning Area	68,087	0
Santa Clarita Valley Planning Area	12,337	0
San Fernando Valley Planning Area	956	0
Santa Monica Mountains Planning Area	8,021	0
Westside Planning Area	1,116	0
East San Gabriel Valley Planning Areas	7,696	416
West San Gabriel Valley Planning Areas	3,559	0
Coastal Islands Planning Area	0	0
Metro Planning Area	25,094	5,480
Gateway Planning Area	2,411	158
South Bay Planning Area	5,287	245
<b>Total</b>	<b>134,564</b>	<b>6,299</b>

**SOURCE:** County of Los Angeles. October 6, 2015. Los Angeles County General Plan. Available at:

[http://planning.lacounty.gov/assets/upl/project/gp\\_final-general-plan.pdf](http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan.pdf)

County of Los Angeles. Accessed February 26, 2020. Los Angeles County, California – Code of Ordinances. *Title 22 – Planning and Zoning*. Available at: [https://library.municode.com/ca/los\\_angeles\\_county/codes/code\\_of\\_ordinances?nodeId=TTT22PLZO](https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TTT22PLZO)

## **2. PROJECT SUMMARY**

The Green Zones Program will address environmental justice by providing zoning requirements for industrial uses, vehicle-related uses, and recycling and solid waste uses that may disproportionately affect communities surrounding these land uses. The Green Zones Program does not fund or result in construction or physical development or increased density, beyond that allowed by the adopted Los Angeles County General Plan 2035. The Recycling and Waste Management revisions element of the Green Zones Program provides a more robust and consistent process to permit new types of recycling processing facilities using best available technologies in order to meet State requirements, and to further define and provide specific regulations for automobile dismantling yards, junk and salvage yards, scrap metal yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities.

Additionally, the revisions to Title 22 will result in more restricted locations where certain recycling and waste management facilities could be permitted by prohibiting pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from Hillside Management Areas (HMAs) and Significant Ecological Areas (SEAs). Additionally, pallet yards, chipping and grinding, and mulching facilities will be prohibited in High Fire Hazard Severity Zones (HFHSZs) and Very High Fire Hazard Severity Zones (VHFHSZs); solid waste landfills and inert debris landfills will be prohibited in Federal Emergency Management Agency (FEMA) Flood Zones and Los Angeles County Floodways; and anaerobic digestion, construction and demolition, inert debris processing, recycling conversion technology, and combustion and non-combustion biomass conversion organic waste facilities will be prohibited in Agricultural Resource Areas (ARAs). The program also includes standards for permitting supermarket accessory recycling collection facilities and new standards for recycling and solid waste enclosures for all non-residential and residential uses with four or more units. The Green Zones Program consists of the following five elements and the associated amendments to the County Zoning Code:

### ***Element 1 – Green Zone Districts***

Add Chapter 22.84 to the Zoning Code to establish the Green Zone Districts to minimize potential adverse health and safety impacts to communities that are disproportionately affected by toxic air pollutants and contaminants such as PM<sub>10</sub> and odors generated from various land uses and to promote clean industrial uses (herein referred to as the “Green Zone Districts”). The Green Zone Districts are identified as the unincorporated communities of Avocado Heights, East Los Angeles, East Rancho Dominguez, Florence-Firestone, South San Jose Hills, Walnut Park, West Athens-Westmont, West Carson, West Whittier-Los Nietos, West Rancho Dominguez-Victoria, and Willowbrook (Figure I-3, *Los Angeles County Planning Areas*). This new chapter creates development standards and procedures for existing and new industrial uses located within 500 feet of a sensitive use on an unincorporated parcel, or a residential use on incorporated parcel to minimize adverse effects related to odor, noise, aesthetic, soil contamination, vehicle circulation, and air quality on nearby sensitive uses. Green Zone Districts are a set of geographic zoning overlays identified based on the high number of stationary sources of pollution near sensitive uses (e.g., residences, schools, and parks) using geographic information system (GIS) data as part of the County’s Environmental Justice Screening Method (EJSM).

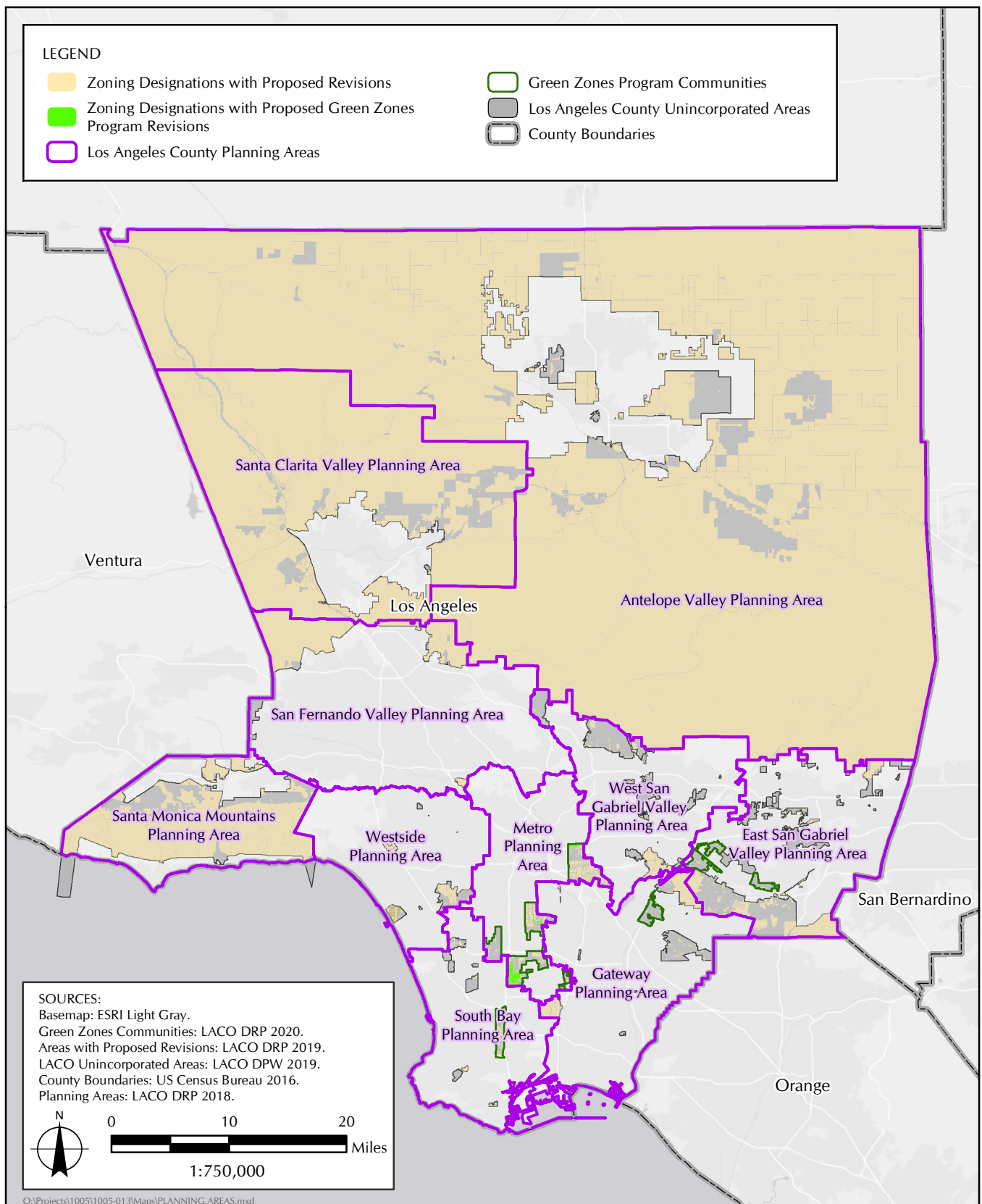
Green Zone Districts establish new development standards and/or more stringent entitlement processes for specific industrial, recycling and solid waste, or vehicle-related uses if properties are located within a 500-foot radius of a sensitive use of another unincorporated area property or a residential use on a property within incorporated city boundaries (Table I-2, *Planning and Permitting Requirements*; and Table I-3, *Development Standards*). The zoning code (Title 22) changes apply to new industrial uses and also require a Schedule for Compliance for existing industrial uses/businesses in the Green Zone District communities. The Schedule for Compliance provides a specific timeline for compliance (3, 5, or 7 years) with the new development standards based on the required changes and the type of permitting process. Prior to adoption of the Green Zones Program, the zoning and land use designations for the 11 districts allowed certain industrial uses in these communities by-right or through a discretionary review, even in close proximity to sensitive uses, and included standards for limited parking, signage, tree planting, and maximum floor area ratio (FAR) requirements. The adopted Green Zones Program expands discretionary permit requirements for additional land uses and establishes additional standards for fencing materials, solid walls for certain facilities, landscaping buffers and tree planting, paving, signage, lighting, maintenance and operation standards, building height limitations, screening, storage, and vehicle access and on-site circulation..

Due to Board interest in addressing environmental impacts resulting from automobile service (gas) stations and drive-through establishments, and in line with their motion made on June 22, 2021, the Green Zones Program will also require a Conditional Use Permit (CUP) and additional development standards for new automobile service stations and drive-through establishments in Green Zone Districts. Currently, these uses are permitted in commercial zones through a ministerial process. This change would result in the requirement for a discretionary process through a CUP. This change would affect commercial zones in the Green Zone Districts including C-1, C-2, C-3, C-M zones, which comprise approximately 5 percent of the 2,758 parcels in the Green Zone Districts.

### ***Element 2 – New Sensitive Uses***

Element 2 adds Chapter 22.134 to the Zoning Code to regulate and set development standards for new sensitive uses proposed adjacent to or adjoining an existing, legally established industrial, recycling or solid waste, or vehicle-related use (herein referred to as “New Sensitive Uses”). Sensitive uses are defined in Title 22 to include a range of land uses where individuals are most likely to reside or spend time, including dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory to a place of worship permitted in the zones where they are located. Sensitive uses shall not include a caretaker residence. New sensitive uses that locate adjacent to or adjoining an existing, legally established industrial, recycling or solid waste, or vehicle-related use are required to comply with development standards including landscaping, buffering, and open space. Prior to adoption of the Green Zones Program, the zoning and land use designations that permit sensitive uses did not have requirements for remediating the effects of incompatible adjacent uses.





**FIGURE I-3**  
 Los Angeles County Planning Areas

TABLE I-2  
PLANNING AND PERMITTING REQUIREMENTS

Sub-Element Number	Green Zones Program Element and Sub-Elements	Zones Where Development Standards Apply	Current Title 22 Application Requirements	Proposed Green Zones Program Prohibited Uses	Proposed Green Zones Program Prohibited Areas	Proposed Green Zones Program Permit Required	Minimum Lot Size
1	Green Zone Districts	M-1, M-1.5, M-2, M-2.5, C-1-, C-2, C-3, C-H, and C-M zones (in Green Zone District Boundaries within the East San Gabriel Valley, Gateway, Metro, and South Bay Planning Areas).  Industrial areas within the Green Zone District Boundaries, and commercial zones where drive in fast food and gas stations are permitted uses.	N/A	a. Acid manufacture b. Anaerobic digestion facility, except as an accessory to a legally-established use that processes waste generated on-site only c. Auto dismantling (outdoor operation) d. Cement, lime, gypsum, or plaster of paris manufacture e. Chipping and grinding f. Combustion or non-combustion biomass conversion facility, except for a non-combustion biomass conversion facility that processes waste generated on-site only g. Composting facility, except for green waste composting only h. Compressed natural gas filling stations i. Construction and demolition facility, recycling j. Conversion technology facility, recycling or solid waste k. Distillation of bones l. Drop hammers m. Explosives n. Forging works o. Fertilizer manufacture, except accessory composting of on-site generated waste associated with a legally established commercial or agricultural use. p. Gas manufacture, except as accessory anaerobic digestion of on-site generated waste with a legally established commercial or agricultural use q. Glue manufacture r. Inert debris landfills s. Inert debris processing facilities, recycling t. Materials recovery facilities, new u. Metal plating (prohibited within 1,000-foot radius of a lot containing a sensitive use in Green Zone Districts) v. Polymer plastics and foam manufacture w. Scrap metal yards (outdoor operation) x. Smelting of tin, copper, zinc, or iron ores y. Solid waste landfills z. Tannery or the curing or storage of raw hides aa. Transfer stations	N/A	N/A	N/A
2	New Sensitive Uses	All zones (only adjacent to or adjoining an existing, legally-established industrial, recycling or solid waste, or vehicle-related use)	N/A	N/A	N/A	N/A	N/A
3	Recycling and Waste Management Revisions	C-1, C-2, C-3, C-M, C-MJ, C-R, C-RU, MXD, MXD-RU, M-1, M-1.5, M-2, M-2.5, A-2, IT  Areas of recycling and organic waste uses, including supermarket accessory recycling centers	See below	N/A	N/A	See below	N/A
3b	Pallet Yards	M-1, M-1.5, M-2, and M-2.5	Not defined	N/A	a. Significant Ecological Areas. b. High Fire Hazard Severity Zones. c. Very High Fire Hazard Severity Zones. d. Hillside Management Areas e. Agricultural Resource Areas	MCUP or SPR	N/A
3c	Recycling Collection Facilities	M-1, M-1.5, M-2, and M-2.5	Not defined	N/A	a. Significant Ecological Areas. b. Hillside Management Areas.	CUP	N/A

TABLE I-2  
PLANNING AND PERMITTING REQUIREMENTS

Sub-Element Number	Green Zones Program Element and Sub-Elements	Zones Where Development Standards Apply	Current Title 22 Application Requirements	Proposed Green Zones Program Prohibited Uses	Proposed Green Zones Program Prohibited Areas	Proposed Green Zones Program Permit Required	Minimum Lot Size
3d	Recycling Processing Facilities	See below	See below	N/A	See below	See below	N/A
	Materials Recovery Facility (MRF) and Transfer Station	M-2, and M-2.5	CUP	N/A	a. Significant Ecological Areas b. Hillside Management Areas	CUP	N/A
	Auto Dismantling or Scrap Metal Facilities (recategorized under Recycling Processing Facilities)	M-2, M-2.5	CUP	N/A	a. Significant Ecological Areas b. Hillside Management Areas.	CUP	N/A
	Construction and Demolition (C&D or Inert Debris Processing Facilities, and Conversion Technology (Recycling) Facilities	M-1, M-1.5, M-2, M-2.5, and A-2 (Except C&D prohibited in A-2)	Not defined	N/A	a. Significant Ecological Areas b. Agricultural Resource Areas c. and Hillside Management Areas	CUP	N/A
3e	Organic Waste Facilities	See below	See below	N/A	See below	See below	See below
	Chipping and Grinding or Mulching Facilities	M-1, M-1.5, M-2, M-2.5, and A-2	Not defined	N/A	a. Significant Ecological Areas b. High Fire Hazard Severity Zones. c. Very High Fire Hazard Severity Zones	CUP	1.5 acres
	Composting Facilities, including In-vessel Composting	M-1.5, M-2, M-2.5, and A-2	Not defined	N/A	a. Significant Ecological Areas	CUP	3 acres
	Anaerobic Digestion Facilities and Combustion and Non-Combustion Biomass Conversion Organic Waste Facilities	M-2, M-2.5, and A-2	Not defined	N/A	a. Significant Ecological Areas b. Hillside Management Areas c. Agricultural Resource Areas	CUP	3 acres
3f	Solid Waste Landfills and Inert Debris Landfills	M-2, and M-2.5	CUP	N/A	a. Significant Ecological Areas. b. Hillside Management Areas. N/A c. FEMA Flood Zones. d. LA County Floodways	CUP	N/A
3g	Supermarket Accessory Recycling Collection Facilities	C-1, C-2, C-2, C-3, C-M, C-MJ, C-R, C-RU, MXD, MXD-RU, M-1, M-1.5, M-2, and M-2.5	N/A	N/A	N/A	Site Plan Review	N/A
4	Storage Enclosures for Recycling and Solid Waste	All zones  New non-residential uses or residential uses with more than 4 units with solid waste/recycling storage onsite	Site Plan Review or CUP depending on use being established	N/A	N/A	Site Plan Review or CUP depending on use being established	N/A

TABLE I-3  
DEVELOPMENT STANDARDS

Sub-Element Number	Green Zones Program Element and Sub-Elements	Sensitive Use Buffer Area of Affect (Feet)	Walls (feet)	Landscaping Setback (feet)	Enclosed Building	Air Filtration	Vehicle Circulation	Storage of Materials	Signage	Surfacing	Lighting	Maintenance	Hours of Operation
1	Green Zone Districts	22.84 (new Chapter)	8 to 12	5	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes
2	New Sensitive Uses	N/A	8	15 foot minimum	N/A	Yes	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3	Recycling and Waste Management Revisions	See below	See below	See below	See below	See below	See below	See below	See below	See below	See below	See below	See below
3a	Pallet Yards	N/A	8 to 15	3 feet minimum	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
3b	Recycling Collection Facilities	500	8 to 12	5 feet minimum	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes
3c	Recycling Processing Facilities	500	8 to 12	N/A	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
3d	Organic Waste Facilities	Varies from 500 or 1,500 feet	8 to 12	N/A	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
3e	Solid Waste Facilities	1,500	8 to 12 feet	5-foot minimum	Yes	Yes	Yes	Yes	Yes	N/A	Yes	N/A	N/A
3f	Supermarket Accessory Recycling Collection Centers	100 feet from residential or mixed use development containing residential	N/A	N/A	N/A	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes
4	Storage Enclosures for Recycling and Solid Waste	N/A	N/A	N/A	Yes	N/A	Yes	Yes	Yes	Yes	N/A	Yes	N/A

***Element 3 – Recycling and Waste Management Revisions.***

Amend Chapter 22.140 of the Zoning Code to revise four, delete one, and add six new sections to the chapter (herein referred to as “Recycling and Waste Management Revisions”). The proposed amendments include the following:

- i) Revise Section 22.140.120 to apply its existing development standards only to Automobile Impound Yards instead of Automobile Dismantling Yards and Junk and Salvage Yards. Removes auto dismantling yards and junk and salvage yards from this section and adds them to a new section for Recycling Processing Facilities (Section 22.140.730). See below.
- ii) Revise Section 22.140.350 (Mixed Use Developments in Commercial Zones) to incorporate new standards for Supermarket Accessory Recycling Collection Centers in mixed-use developments in Commercial Zones, prohibiting them within 100 feet of a residence.
- iii) Revise Section 22.140.360 (Mixed Use Developments in MXD-RU) to incorporate new standards for Supermarket Accessory Recycling Collection Centers in mixed-use developments in Mixed Use, Rural Zones, prohibiting them within 100 feet of a residence.
- iv) Revise Section 22.140.430 (Outdoor Storage) to add reference to new Green Zone Districts (Chapter 22.84) in existing Code section for Outdoor Storage development standards to exempt uses subject to Green Zone standards from this section, as they would be regulated by new Green Zone standards. Also adds some clarifying language around types of materials for required fencing and walls. Adds Mixed Use Zones to list of zones where alternative fencing materials may be used if use is not fronting a street or highway.
- v) Delete Section 22.140.530 (Scrap Metal Processing Yards) in its entirety. Removes Scrap Metal Processing Yards as a stand-alone section and incorporates this use under Recycling Processing Facilities (Section 22.140.730) to be regulated by new standards proposed. See below.
- vi) Add Section 22.140.700 (Pallet Yards) to require a Minor Conditional Use Permit (MCUP) for pallet yards as a primary use in Light Manufacturing and Restricted Heavy Manufacturing Zones (M-1 and M-1.5) and a Site Plan Review in Heavy Manufacturing, Aircraft, and Heavy Industrial (M-2, and M-2.5). Additional development standards include requiring enclosures when adjacent to a sensitive use, solid walls for screening when not enclosed, landscaping buffers, paving, maintenance, lighting, signage, and operation standards.
- vii) Add Section 22.140.710 (Supermarket Accessory Recycling Collection Centers) to establish new development standards for recycling beverage containers as an accessory use to a supermarket in all commercial, mixed-use, and industrial zones.
- viii) Add Section 22.140.720 (Recycling Collection Facilities) to require a Conditional Use Permit (CUP) for recycling collection facilities and require compliance with standards related to minimum lot area, building height, screening, storage, signage, lighting, and maintenance.
- ix) Add Section 22.140.730 (Recycling Processing Facilities) to require a CUP for recycling processing facilities and require compliance with standards for operating recycling processing facilities, including but not limited to auto dismantling yards, scrap metal yards, construction and demolition debris, and inert debris processing facilities. Standards address air filtration, building height, screening, vehicle circulation, storage of materials, signage, paving, access, lighting, and maintenance.
- x) Add Section 22.140.740 (Organic Waste Facilities), which will require a CUP for primary uses. Establishes standards for organic waste facilities, including mulching, chipping and grinding, composting, and combustion and non-combustion biomass conversion organic waste conversion. Standards address air filtration, building height, screening, vehicle circulation, storage of materials,

signage, paving, access, lighting, and maintenance. Also establishes requirements and Site Plan Review for small-scale accessory organic waste uses such as composting in Agricultural, Commercial, and Industrial Zones.

- xi) Add Section 22.140.750 (Solid Waste Facilities), which will require a CUP for solid waste facilities. and establishes standards for solid waste facilities, including solid waste, inert debris landfills, and facilities that convert solid waste to gas or energy. Standards address minimum lot size, air quality, enclosure, screening, vehicle circulation, storage of materials, landscaping, signage, access, and lighting.
- xii) The revisions prohibit pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities are prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills are prohibited in FEMA Flood Zones and Los Angeles County Floodways; and anaerobic digestion, construction and demolition, inert debris processing, recycling conversion technology, and combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs, as identified by the County General Plan.

Currently, a CUP is required for the permitting of a materials recovery facility (MRF), transfer station, land reclamation facility, auto dismantling facility, scrap metal yard, and waste disposal facilities; inert debris landfills, pallet yards, recycling collection facilities, construction and demolition (C&D), inert debris processing facilities, conversion technology (recycling) facilities, chipping and grinding or mulching facilities, composting facilities, including in-vessel composting, anaerobic digestion facilities, and combustion and non-combustion biomass conversion organic waste facilities, are not currently defined in the County's Title 22 Ordinance. All of these newly defined uses will require a CUP (Table I-2). The new development standards and/or more stringent entitlement processes for future entitlements will be subject to a CUP, an MCUP, and/or a Site Plan Review (SPR).

The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collections Centers, will require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. The discretionary approval is subject to CEQA, and such land use decisions are conditioned on the applicant obtaining all necessary permits through the appropriate agencies.

#### ***Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions***

Add Chapter 22.132 to the Zoning Code to regulate and set development standards for storage enclosure requirements for Recycling and Solid Waste (herein referred to as “Storage Enclosures for Recycling and Solid Waste Revisions”). Any new development or expansion of existing is currently required to meet the current development standards of the zone in which they are permitted. The revisions would add additional requirements to current development requirements including increased enclosure wall height, a roof, paving, cleaning and maintenance, requirements for distance from adjoining doorway, and enhanced circulation.

#### ***Element 5 – Addition of New Uses and Re-Defining/Categorizing Uses in Title 22***

Element 5 includes supplemental revisions to Chapter 22.172; Sections 22.172.050; 22.172.060; Division 10, sections 22.300.020; 22.308; 22.308.040; 22.308.080; 22.308.090; 22.316.040; 22.316.080; 22.324.020; 22.324.040 and chapters 22.14; 22.16; 22.18; 22.20; 22.22; 22.24; 22.26.

This element includes the addition of specific recycling and solid waste uses into Title 22 definitions to be regulated countywide. This includes new organic waste facilities such as anaerobic digestion, chipping and grinding, mulching, and composting. This also includes re-categorizing junk and salvage, scrap metal, and auto-dismantling yards under recycling facilities to allow for improved regulation with new development standards for these types of uses. This also includes changes to various sections of Chapter 22.172 (Nonconforming Uses, Buildings, and Structures) to be consistent with new standards and Schedule for Compliance related to Green Zone Districts (Chapter 22.84). This also makes changes to various sections in Division 10 (Community Standards Districts), including language in

Application of Community Standards Districts to Property (22.300.020) and Community Standards Districts for the following communities: Avocado Heights (22.308), East Los Angeles (22.316), and Florence-Firestone (22.324), to be consistent with new development standards in the overlapping Green Zone Districts (Chapter 22.84). Finally, this makes changes to various chapters in Division 3 to update land use regulation summary tables by zones for consistency with new use and development standards.

Green Zones Element 5, *Addition of New Uses and Re-defining/ Categorizing Uses in Title 22*, was determined to not have the potential to result in a direct physical change to the environment. Element 5 consists of new definitions, revisions to land use tables for consistency with the Green Zone Program elements, and revisions that redefine and recategorize recycling and waste management uses only. No changes to development standards, permitting requirements, or changes to where these uses are permissible are included. As a result, this element of the Green Zones Program was not included in the environmental analysis in the PEIR.

### General Plan Amendment Revisions

In addition to the revisions to Title 22, the program includes a General Plan Amendment to ensure consistency with the revisions to Title 22. The program's General Plan Amendment component consists of text changes to policies in Chapter 3 (Guiding Principles), Chapter 6 (Land Use Element), Chapter 14 (Economic Development Element), Chapter 16 (General Plan Implementation Programs), and Appendix C (Land Use Element Resources). The edits and additions to policies in these chapters support the incorporation of the Green Zones Program framework into the General Plan as well as the implementation of the goals of Senate Bill (SB) 1000 and existing environmental justice language in the General Plan.

SB 1000, "The Planning for Healthy Communities Act" requires cities and counties with disadvantaged communities to address certain health considerations within an Environmental Justice element or related goals, policies, and objectives. SB 1000, requires that local jurisdictions include an environmental justice element to their General Plan or related goals, policies, and objectives as they relate to disadvantaged communities in other elements of the General Plan. The Green Zones Program supports the goals of SB 1000 and the implementation of environmental justice throughout the unincorporated areas by identifying communities that disproportionately bear a burden from stationary sources of pollution due to incompatible land uses and better regulating incompatible land uses in close proximity to each other through new Zoning Code definitions, new permitting requirements and development standards.<sup>1</sup>

The General Plan currently includes the following environmental justice language:

*Environmental justice is the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies.*

*An environmentally just Los Angeles County is a place where:*

- *Environmental risks, hazards, and public service related environmental services, such as trash hauling and landfills, are distributed equitably without discrimination;*
- *Existing and proposed negative environmental impacts are mitigated to the fullest extent to protect the public health, safety, and well-being;*
- *Access to environmental investments, benefits, and natural resources are equally distributed; and*
- *Information, participation in decision-making, and access to justice in environment-related matters are accessible to all.*<sup>2</sup>

<sup>1</sup> State of California Department of Justice, Office of the Attorney General. Accessed July 1, 2021. SB 1000 - Environmental Justice in Local Land Use Planning. Available at: <https://oag.ca.gov/environment/sb1000>

<sup>2</sup> Los Angeles County Department of Regional Planning. Final General Plan. October 6, 2015. Available at: [https://planning.lacounty.gov/assets/upl/project/gp\\_final-general-plan.pdf](https://planning.lacounty.gov/assets/upl/project/gp_final-general-plan.pdf)

The new policies under the additional chapters include language around promoting environmental justice in areas that bear disproportionate impacts from stationary polluting sources, additional development standards including appropriate technology and building enclosure to address land use incompatibility, and encouraging land use patterns that protect the health of sensitive receptors.

Additional changes include Zone changes and corresponding changes in the General Plan Land Use Designation for a subset of those parcels for consistency and in support of the goals of addressing incompatible land uses.

In order to retain consistency with the General Plan and Title 22 Zoning Code, the Green Zones Program identifies zone changes for 27 parcels in Green Zone Districts from M-2 (Heavy Manufacturing), to M-1 (Light Manufacturing). Similarly, as part of the General Plan Amendment Revisions, 14 of the 27 parcels are changed from the Land Use Designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. (see Figure I-4, *Zone Changes and General Plan Amendments*). The purpose of the General Plan amendment and Zone change is to ensure that General Plan and zoning designations are consistent with the revisions to Title 22, Green Zone Districts, with regard to intensity of permitted industrial land uses. The 14 parcels included in the General Plan amendment and the total 27 parcels in the zone change occur in the same geographic locations as the Green Zone Districts (Figure I-4).



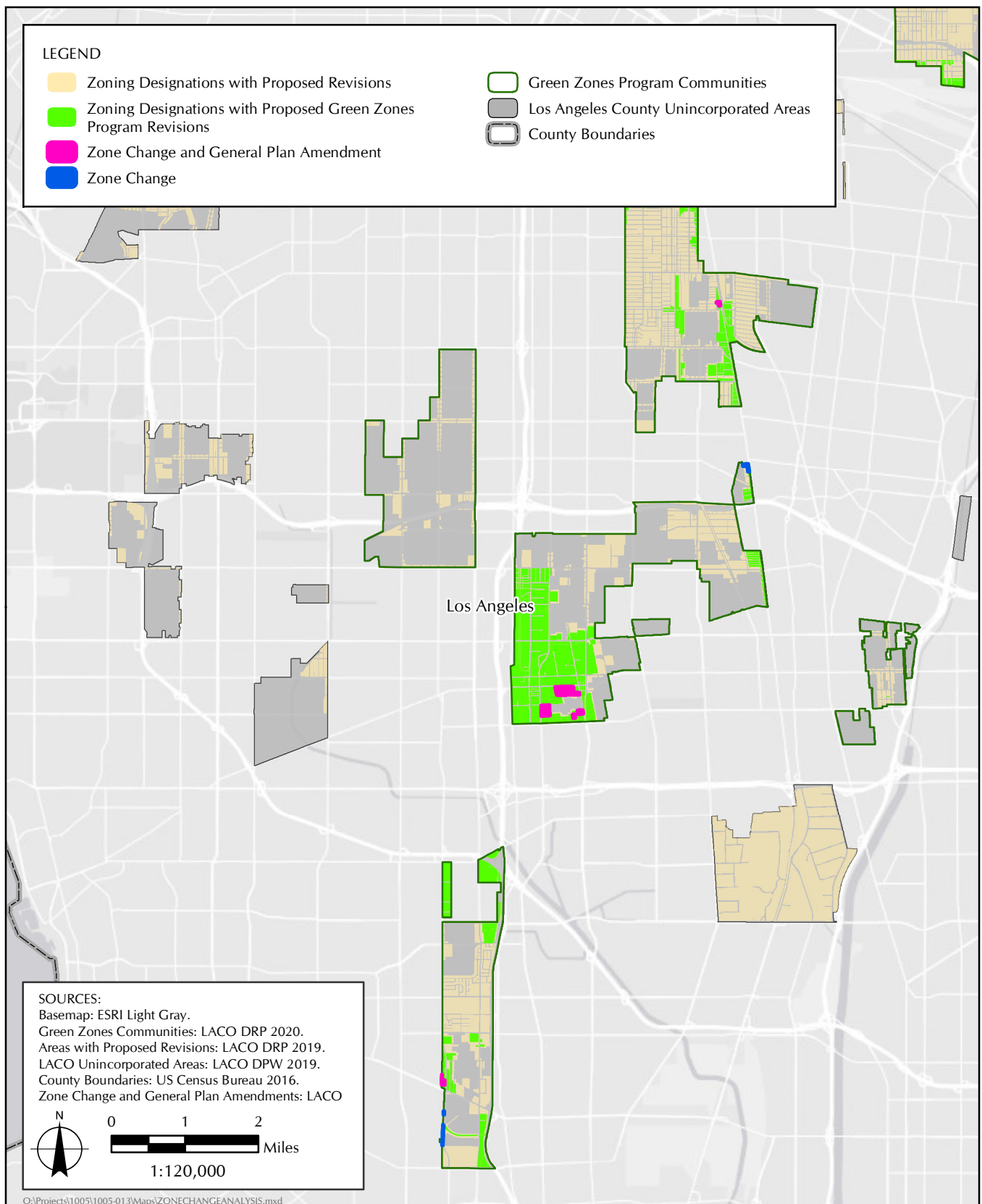


FIGURE I-4  
 Zone Changes and General Plan Amendments

Included in the environmental evaluation undertaken in this PEIR are existing General Plan Goals and Policies that the Green Zones Program supports, as well as new General Plan Goals and Policies, and revisions to existing General Goals and Policies, which are noted in strikethroughs, italics, and underlined below:

### **Chapter 3: Guiding Principles**

Environmental Justice (text box)

[http://planning.lacounty.gov/assets/upl/project/gp\\_final-general-plan.pdf](http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan.pdf)

*SB 1000 requires that local jurisdictions include an environmental Justice element to their General Plan or related goals, policies, and objectives as they relate to disadvantaged communities in other elements of the General Plan. The Green Zones Program supports the goals of SB 1000 and the implementation of environmental justice throughout the unincorporated areas by identifying communities that disproportionately bear a burden from stationary sources of pollution due to incompatible land uses and better regulating incompatible land uses in close proximity to each other through new Zoning Code definitions, new permitting requirements and development standards.*

### **Chapter 6: Land Use Element**

#### **II. Background**

#### **Disadvantaged Unincorporated Legacy Communities (SB 244)**

SB 244, which became effective in 2011, requires cities and counties to identify and study the infrastructure needs of disadvantaged unincorporated communities. *These communities were identified and studied only for the infrastructure needs based on the State criteria.* The County used the following criteria to identify “disadvantaged unincorporated legacy communities” as required by state law:

- Parcels are at least 50 years old.
- Parcels are outside of a city’s sphere of influence.
- Parcels are clustered with 10 or more units in close proximity.
- Households earn less than 80% of the state median income.

As shown in Figure 6.4, the majority of parcels identified for SB 244 are concentrated in the eastern portion of the Antelope Valley. The remaining parcels are located in the western portion of the Antelope Valley, Lopez Canyon, Kagel Canyon, Altadena, Hacienda Heights, and Rowland Heights.

#### **Goal LU 7: Compatible land uses that complement neighborhood character and the natural environment. -- Land Use Compatibility**

Policy LU 7.1: Reduce and mitigate the impacts of incompatible land uses, where feasible, using buffers, *appropriate technology, building enclosure*, and other design techniques.

*Policy LU 7.8: Promote environmental justice in the areas bearing disproportionate impacts from stationary pollution sources.*

#### **Goal LU 9: Land use patterns and community infrastructure that promote health and wellness.**

*Policy LU 9.4: Encourage patterns of development that protect the health of sensitive receptors.*

### **Chapter 14: Economic Development Element**

**Goal ED 2: Land use practices and regulations that foster economic development and growth.**

Policy ED 2.8: Incentivize as much as feasible, environmentally sustainable practices and high standards of development in the communities that bear disproportionate pollution and health impacts.

## Chapter 16: General Plan Implementation Programs

Program No.	Program Description	General Plan Goals and Policies	Lead and Partner Agencies	Timeframe
LU 12	<u>Green Zones Program</u> <u>Adopt and implement Green Zones Program to address environmental justice impacts of incompatible land uses in close proximity to each other, promote recycling and waste diversion, and encourage emissions reductions.</u>	<u>Land Use Element:</u> <u>Goals LU 7, LU 9;</u> <u>Policies: 7.1, 7.8, 9.4</u> <u>Goal: ED 2; Policy 2.8</u>	<u>Lead: DRP</u> <u>Partners: DPW,</u> <u>DPH, Fire,</u> <u>LACDA, DCBA</u>	<u>Years 2-6</u>

Changes to GP Appendix C [http://planning.lacounty.gov/assets/upl/project/gp\\_final-general-plan-appendices.pdf](http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-appendices.pdf)

IV. SB 244 Methodology As discussed in the Land Use Element, SB244 requires cities and counties to identify and study the infrastructure needs of disadvantaged unincorporated communities. This State bill only focuses on infrastructure needs and does not consider the comprehensive analysis done by the Green Zones Program and EJSM as described below in C.V. In order to meet this state mandate, Los Angeles County utilized GIS to identify sites that match all of the following criteria:

- Parcels are at least 50 years old.
- Parcels are outside of a city's sphere of influence.
- Parcels are clustered with 10 or more units in close proximity.
- Households earn less than 80% of the state median income. (Source 2000 Census, 2010 American Community Survey)

Once sites were identified with GIS, the staff reviewed and refined the list to remove non-qualifying sites.

### V. Environmental Justice Screening Method (EJSM)

The EJSM was developed in partnership with USC's Program for Environmental and Regional Equity and Occidental College. The tool is presented using GIS mapping and displays cumulative risks of communities in Los Angeles County that are disproportionately burdened by multiple types of pollution and health risks.

EJSM measures "cumulative impact" by mapping multiple data layers and approximately 40 indicators at the Census Tract level that include sensitive uses, socioeconomic information, and various sources of pollution to come up with a community EJSM score. A complete list of layers can be found here:

[http://planning.lacounty.gov/assets/img/gis/agol/Green\\_Zones\\_EJSM\\_Data\\_Sources.pdf](http://planning.lacounty.gov/assets/img/gis/agol/Green_Zones_EJSM_Data_Sources.pdf)

The categories of cumulative impact include the following:

- Proximity to hazards and sensitive land uses
- Health risk and exposure
- Social and health vulnerability
- Climate change vulnerability

Each category of impact is assigned a score by Census Tract. Then the total cumulative impact scores by Census Tract determine the final EJSM score. EJSM is not a static model but instead is displayed using GIS mapping as it allows for continuous data updates and the overlay of additional data layers as needed. More information is available at:

<http://planning.lacounty.gov/greenzones/ejsm>

*The EJSM was one of the key analytic tools used to identify the Green Zone Districts of the County's Green Zones Program. It may be used in the future for other projects consistent with the General Plan.*

### ***New Principal Land Use Requirements***

The program will require a CUP for new organic waste recycling facilities and solid waste facilities as the principal (main/primary) land use on parcels located in the A-2 agricultural zone (Table I-4, *Existing and Proposed Permit and Review Requirements for Principal Land Uses*). Organic waste recycling facilities and solid waste facilities will not be permitted (allowed) as the principal land use for residential zones, commercial zones, or other agricultural, open space, resort and recreation, and watershed zones (A-1, O-S, R-R, and W).

For industrial zones, the program will require an MCUP for pallet yards as the principal land use for parcels in the M-1 or M-1.5 zone. A ministerial SPR will be required for pallet yards as the principal land use for parcels in the M-2 or M-2.5 zone. A CUP will be required for all permitted (allowed) recycling and solid waste, including new organic waste uses as established as primary uses in industrial zones. Recycling processing facilities, in-vessel organic waste facilities, and solid waste facilities as primary uses will be permitted with a CUP for parcels within the M-2 and M-2.5 zones and not permitted (allowed) within the M-1 or M-1.5 zones.

The program will recategorize land reclamation and automobile dismantling yards as organic waste and recycling processing facilities, respectively.

A CUP or MCUP application is a discretionary action subject to CEQA. An SPR application is ministerial and therefore exempt from CEQA.

### ***New Accessory Land Use Requirements***

The Green Zones Program requires a ministerial SPR for new organic onsite waste recycling facilities as an accessory land use on parcels located in the A-2 agricultural zone, C-1, C-2, C-3, C-M, C-MJ, C-R, M-1, M-1.5, M-2, and M-2.5 for accessory organic waste composting, including green waste, mixed-food waste, and vermiculture (Table I-5, *Green Zones Program Permit and Review Requirements for Accessory Land Uses*).

TABLE I-4  
GREEN ZONES PROGRAM PERMIT AND REVIEW REQUIREMENTS FOR PRINCIPAL LAND USES

	Agricultural, Open Space, Resort and Recreation, and Watershed Zones					Residential Zones						Commercial Zones						Industrial Zones				Additional Regulations	
	A-1	A-2	O-S	R-R	W	R-A	R-1	R-2	R-3	R-4	R-5	C-H	C-1	C-2	C-3	C-M	C-MJ	C-R	M-1	M-1.5	M-2		M-2.5
Agricultural and Resource Based Uses																							
Land reclamation	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Commercial Uses																							
Gas stations													CUP	CUP	CUP	CUP							
Drive through establishments													CUP	CUP	CUP	CUP							
Industrial Uses																							
Junk and salvage yards, including the bailing of cardboard, cardboard boxes, paper, and paper cartons																			–	–	CUP	CUP	Section 22.140.120
Pallet yards																			MCUP	MCUP	SPR	SPR	Section 22.140.650
Scrap metal processing yards																			–	–	CUP	CUP	Section 22.140.530
Waste disposal facilities																			–	–	CUP	CUP	
Recycling and Solid Waste Uses*																							
Recycling collection centers																			CUP	CUP	CUP	CUP	Section 22.140.670
Recycling processing facilities																							
Auto dismantling yards																			=	=	CUP	CUP	Section 22.140.680
Construction & demolition, and inert debris processing or deposit facilities		CUP, except C&D prohibited in A-2																	=	=	CUP	CUP	Section 22.140.680
Conversion technology facility (recycling) that processes material other than solid waste	=	CUP	=	=	=																		
Materials recovery facilities																			=	=	CUP	CUP	Section 22.140.680
Scrap metal yards																			=	=	CUP	CUP	Section 22.140.680
Transfer stations																			=	=	CUP	CUP	Section 22.140.680
Organic waste recycling facilities																							
Anaerobic digestion facilities	=	CUP	=	=	=														=	=	CUP	CUP	Section 22.140.690
Chipping/grinding or mulching	=	CUP	=	=	=														CUP	CUP	CUP	CUP	Section 22.140.690
Combustion biomass conversion facility																			=	=	CUP	CUP	
Composting, green waste only	=	CUP	=	=	=														CUP	CUP	CUP	CUP	Section 22.140.690
Composting, mixed waste or food waste	=	CUP	=	=	=														CUP	CUP	CUP	CUP	Section 22.140.690
Composting, vermiculture	=	SPR	=	=	=														SPR	SPR	SPR	SPR	Section 22.140.690
In-vessel composting																			CUP	CUP	CUP	CUP	
Solid waste facilities																							
Conversion technology facility (solid waste)	=	CUP	=	=	=														=	=	CUP	CUP	Section 22.140.700
Inert debris landfill		CUP																	=	=	CUP	CUP	Section 22.140.700
Landfill gas-to-energy		CUP																			CUP	CUP	Section 22.140.700
Non-combustion biomass conversion																			=	=	CUP	CUP	
Solid waste landfill †	=	CUP	=	=	=														=	=	CUP	CUP	Section 22.140.700
Transformation facility	=	CUP	=	=	=														=	=	CUP	CUP	Section 22.140.700
* In Agricultural, Open Space, Resort and Recreation, and Watershed Zones: Use shall include commercial-purpose facilities only and shall not include agricultural uses.																							
† In Industrial Zones: Any legally permitted, existing landfill in M-1 Zone that was permitted with a CUP may continue to be permitted with a CUP upon expiration as long as there is no pause in operation or use for a period greater than 3 months.																							
Vehicle-Related Uses																							
Vehicle services																							
Automobile dismantling yards																			–	–	CUP	CUP	Section 22.140.120
CNG fueling station													CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	

Abbreviations:

Zones:

A-1 Light Agricultural  
R-1 Single Family Residence  
C-1 Restricted Commercial  
M-1 Light Manufacturing

A-2 Heavy Agricultural  
R-2 Two-Family Residence  
C-2 Neighborhood Commercial  
M-1.5 Restricted Heavy Manufacturing

O-S Open Space  
R-R Resort and Recreation  
R-3 Limited Density Multiple Residence  
C-3 General Commercial  
M-2 Heavy Manufacturing

R-4 Medium Density Multiple Residence  
C-M Commercial Manufacturing  
M-2.5 Aircraft, Heavy Industrial

W Watershed  
R-5 High Density Multiple Residence  
C-MJ Major Commercial

R-A Residential Agricultural  
C-H Commercial Highway  
C-R Commercial Recreation

Permits:

- = Not permitted

CUP = Conditional Use Permit

MCUP = Minor Conditional Use Permit

SPR = Ministerial Site Plan Review

~~Strikethrough~~ = proposed removal from the existing Title 22 Zoning Code. **Bold Underline** = proposed addition to the existing Title 22 Zoning Code.

**TABLE I-5**  
**GREEN ZONES PROGRAM PERMIT AND REVIEW REQUIREMENTS FOR ACCESSORY LAND USES**

	Agricultural, Open Space, Resort and Recreation, and Watershed Zones					Commercial Zones							Industrial Zones				Rural Zones		Special Purpose Zones	
	A-1	A-2	O-S	R-R	W	C-H	C-1	C-2	C-3	C-M	C-MJ	C-R	M-1	M-1.5	M-2	M-2.5	C-RU	MXD-RU	MXD	Additional Regulations
<b>Recycling and Solid Waste Uses</b>																				
<b>Organic waste recycling facilities*</b>																				
<u>Composting, green waste only</u>	=	SPR	=	=	=	=	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR				Section 22.140.690
<u>Composting, mixed waste or food waste</u>	=	SPR	=	=	=	=	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR				Section 22.140.690
<u>Composting, vermiculture</u>	=	SPR	=	=	=	=	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR				Section 22.140.690
<u>In-vessel composting</u>	=	SPR	=	=	=															Section 22.140.690
<u>Supermarket accessory recycling collection center</u>						=	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	Section 22.140.660
<p>* In Agricultural, Open Space, Resort and Recreation, and Watershed Zones:            Use permitted <b>as an accessory use only</b> when operated in conjunction with, and intended to serve the patrons of, a use permitted in the zone, but not as a separate enterprise.  <b>Use shall include commercial-purpose facilities only and shall not include agricultural uses.</b></p> <p>* In Commercial Zones: Use is permitted <b>as an accessory use</b> only <b>when operated</b> in conjunction with, and intended to, serve the patrons of a use permitted in the zone, but not as a separate enterprise.</p> <p>* In Industrial Zones: <b>Use permitted as an accessory use only when operated in conjunction with a use permitted in the zone, but not as a separate enterprise.</b></p>																				

*Abbreviations:*

*Zones:*

A-1 Light Agricultural

A-2 Heavy Agricultural

O-S Open Space

## R-R Resort and Recreation

W Watershed

C-H Commercial Highway

C-1 Restricted Commercial

C-2 Neighborhood Commercial

C-3 General Commercial

C-M Commercial Manufacturing

C-MJ Major Commercial

C-R Commercial Recreation

M-1 Light Manufacturing

M-1.5 Restricted Heavy Manufacturing

M-2 Heavy Manufacturing

M-2.5 Aircraft, Heavy Industrial

C-RU Rural Commercial

MXD-RU Rural Mixed Use Development

MXD Mixed Use Development

Permits:

- = Not permitted

SPR = Ministerial Site Plan Review

~~Strikethrough~~ = proposed removal from the existing Title 22 Zoning Code

**Bold Underline** = proposed addition to the existing Title 22 Zoning Code

### 3. DISCRETIONARY ACTIONS

The County has sole approval authority over the Green Zones Program. No approvals are required by other public agencies.

### 4. PROJECT OBJECTIVES

As a result of the multiyear planning process initiated in December 2015, and in consultation with stakeholders, the County identified six objectives for the Green Zones Program:

- Promote environmental justice in the areas where health of residents may be disproportionately affected by surrounding land uses by providing appropriate zoning requirements for industrial uses, vehicle-related uses, and recycling uses, aligned with the State's environmental justice initiatives such as the Planning for Healthy Communities Act (SB 1000)<sup>3</sup> and California Global Warming Solutions Act of 2006 (AB 32 and SB 535).<sup>4,5,6</sup>
- Establish Green Zone Districts that address the communities in the unincorporated areas with incompatible land uses to improve the health and quality of life for surrounding residents that have historically borne a disproportionate burden of exposure to pollution.
- Improve the health and quality of life for surrounding residents of incompatible land uses, aligned with the State's environmental justice initiatives such as the Planning for Healthy Communities Act (SB 1000) and California Global Warming Solutions Act of 2006 (AB 32 and SB 535).
- Address incompatible land uses, and address issues such as aesthetics, air pollutants such as PM<sub>10</sub> and odors, hazards and hazardous materials, and noise incompatibilities associated with industrial, manufacturing, and commercial land uses, in proximity to sensitive uses and the lack of mechanisms to require appropriate mitigation measures within these communities.
- Include new regulations for recycling and solid waste facilities, to make County regulations consistent with the California Beverage Container Recycling & Litter Reduction Act (PRC Division 12.1),<sup>7</sup> Mandatory Commercial Recycling (14 CCR § 18837, Chapter 9.1),<sup>8</sup> and Short-Lived Climate Pollutants with the intent of reducing pollution associated with waste management, and recycling, including processing of organic waste.
- Facilitate recycling, recycling collection and processing, and organic waste processing, such as composting and chipping and grinding with zoning requirements.

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<sup>3</sup> State of California. Approved by Governor September 24, 2006. Senate Bill No. 1000. Available at: [https://leginfo.ca.gov/faces/billNavClient.xhtml?bill\\_id=201520160SB1000](https://leginfo.ca.gov/faces/billNavClient.xhtml?bill_id=201520160SB1000)

<sup>4</sup> California Air Resources Board. Accessed February 26, 2020. Assembly Bill 32 Overview. Available at: <https://ww3.arb.ca.gov/cc/ab32/ab32.htm>

<sup>5</sup> State of California. Approved by Governor September 27, 2006. Assembly Bill No. 32. Available at: [http://www.leginfo.ca.gov/pub/05-06/bill/asm/ab\\_0001-0050/ab\\_32\\_bill\\_20060927\\_chaptered.pdf](http://www.leginfo.ca.gov/pub/05-06/bill/asm/ab_0001-0050/ab_32_bill_20060927_chaptered.pdf)

<sup>6</sup> State of California. Approved by Governor September 30, 2012. Bill Number: SB 535. Available at: [http://www.leginfo.ca.gov/pub/11-12/bill/sen/sb\\_0501-0550/sb\\_535\\_bill\\_20120930\\_chaptered.html](http://www.leginfo.ca.gov/pub/11-12/bill/sen/sb_0501-0550/sb_535_bill_20120930_chaptered.html)

<sup>7</sup> State of California. Effective October 12, 2019. California Law, Public Resources Code, Division 12.1 – California Beverage Container Recycling and Litter Reduction Act [14500-14599]. Available at: [http://leginfo.ca.gov/faces/codes\\_displaySection.xhtml?lawCode=PRC&sectionNum=14581](http://leginfo.ca.gov/faces/codes_displaySection.xhtml?lawCode=PRC&sectionNum=14581).

<sup>8</sup> Thomas Reuters Westlaw. Effective July 1, 2012. § 18837. Mandatory Recycling of Commercial Solid Waste by Businesses. Available at: [https://govt.westlaw.com/calregs/Document/IBB3450ED42A54849BC55BAD5B084D6E9?viewType=FullText&originationContext=documenttoc&transitionType=CategoryPageItem&contextData=\(sc.Default\)&bhcp=1](https://govt.westlaw.com/calregs/Document/IBB3450ED42A54849BC55BAD5B084D6E9?viewType=FullText&originationContext=documenttoc&transitionType=CategoryPageItem&contextData=(sc.Default)&bhcp=1)

## **B. ENVIRONMENTAL REVIEW PROCESS**

In conformance with CEQA, the State CEQA Guidelines, and the County of Los Angeles CEQA Guidelines, the County conducted an extensive environmental review of the Green Zones Program.

Initiated by the Board in 2015, the Green Zones Program seeks to enhance public health and land use compatibility in the County unincorporated communities that bear a disproportionate pollution burden. The draft Ordinance was prepared over a 5-year period, culminating in its release on May 22, 2020, for a 95-day public review. Concurrent with public review of the draft Ordinance, the County initiated the environmental review process, through preparation of an Initial Study (see Appendix B to the Draft PEIR, *Initial Study*) to identify the appropriate level of environmental documentation to support the County's decision-making process. After applying the standards in Section 15064 of the State CEQA Guidelines, the County determined that a PEIR was required to support the County's decision-making process related to the Green Zones Program, including the evaluation of nine CEQA issue areas to be carried forward for detailed analysis:

1. Air Quality
2. Biological Resources
3. Cultural Resources
4. Hazards and Hazardous Materials
5. Hydrology / Water Quality
6. Land Use and Planning
7. Noise
8. Tribal Cultural Resources
9. Utilities and Service Systems

A Notice of Preparation (NOP) was prepared and released on June 16, 2020. The public review period extended from June 16, 2020, to August 24, 2020. The County hosted two scoping meetings to provide project information and solicit public comments. Due to the COVID-19 pandemic, the scoping meetings were held via Zoom and Facebook Live teleconference to protect public health and safety. The first meeting was held on Monday, July 13, 2020, and the second meeting was held on July 22, 2020. All NOP comments relating to the PEIR were reviewed, and the issues raised in those comments were considered in the preparation of the Draft PEIR. The NOP including the Initial Study, the NOP comments received by the County, and the Scoping Meeting comments are contained in Appendices B (*Initial Study*) and C (*NOP and Comments on NOP*) of the Draft PEIR.

Based on CEQA Appendix G: Environmental Checklist Form, the County of Los Angeles staff determined that a Draft PEIR should be prepared for the proposed project. The scope of the Draft PEIR was determined based on Appendix G of the CEQA Guidelines, comments received in response to the NOP, and comments received at the two scoping meetings conducted by the County on July 13, 2020, and July 22, 2020. Section 2.4 of the Draft PEIR describes the issues identified for analysis.

The Native American Heritage Commission (NAHC) was contacted on March 13, 2020, to request a Sacred Lands File (SLF) search and the current Native American contact list for the proposed program in order to initiate consultation with interested tribes in accordance with CEQA, Assembly Bill (AB) 52, and Senate Bill (SB) 18. A response was received on March 23, 2020, that included a list of 14 Native American contacts for the proposed program area.<sup>9</sup> The response indicates that tribal cultural resources are known to be present within the SLF search area, which is based on the quadrangle maps within which a given project falls.<sup>10</sup> The proposed program area is included in 75 of the 89 U.S. Geological Survey (USGS) 7.5-minute topographic quadrangle maps that document the County. Pursuant to SB 18 and AB 52, letters were mailed on June 11, 2020, to the list of tribes obtained from NAHC. Due to impacts of COVID-19 and Government Code Section 65352.3(a)(2), tribes were given 90 days from

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<sup>9</sup> Native American Heritage Commission. March 23, 2020. Email to Sapphos Environmental, Inc. Subject: Native American Consultation, Pursuant to Senate Bill 18 (SB18), Government Codes §65352.3 and §65352.4, as well as Assembly Bill 52 (AB52), Public Resources Codes §21080.1, §21080.3.1 and §21080.3.2, Los Angeles County Green Zones Program Project, Los Angeles County.

<sup>10</sup> Native American Heritage Commission. March 23, 2020. Native American Contact List. Provided to Sapphos Environmental, Inc.



the receipt of the notification letter to request consultation. The County received a request for consultation from one tribe, which was conducted on June 24, 2020. Comments from the tribe were generally that if or when site clean-up occurs for any proposed project, the potential for uncovering tribal/cultural resources should be accounted for and addressed at that time. Additionally, one tribe requested a cultural report and project plans for the exact project location. A response letter was prepared and sent on September 3, 2020, explaining that the proposed program is countywide and that a cultural report and project plans for exact locations would be infeasible, but that the County would notify and consult with all appropriate tribes per AB 52 at the time any future development would be proposed. Two additional tribes responded to say that they had no comments and to confirm that local tribes would also be notified and to request additional information on the project scope, respectively. Both were responded to with assurance that all local tribes were noticed and to provide an additional summary of project components. An email was received by the County on February 1, 2021, officially concluding the consultation process.

The County prepared the Draft PEIR, which was circulated for a 45-day public review period that began on December 17, 2020, and ended on February 1, 2021. During the review period, the County received a total of five comment letters on the Draft PEIR (Final PEIR, Section III, *Responses to Comments*, Table III.A-1).

During the Draft PEIR comment period, the County Department of Public Works requested revisions to the Ordinance to clarify certain types of organic waste, recycling, and solid waste facilities may be permitted in HFHSZs, VHFHSZs, FEMA Flood Zones, and Los Angeles County Floodways with a discretionary review process. As a result, the project description was revised to incorporate these changes and analysis was revised for all CEQA issue areas to determine if these revisions would result in environmental impacts not identified in the previous analysis. The Initial Study (Appendix B to the Draft PEIR) and Draft PEIR sections were revised where necessary to reflect the changes in the project description. The result of the analysis was that the revisions would not result in significant impacts beyond those previously identified in the Draft PEIR for Cultural Resources, Noise, and Tribal Cultural Resources.

The County prepared a Final PEIR, which contains the Responses to Comments to the Draft PEIR; Corrections, Clarifications, and Additions to the Draft PEIR; and Ordinance No. Draft 08/19/2021 (Appendix A to the Final PEIR). The Final PEIR was distributed in accordance with CEQA Guidelines Section 15088(b), which requires that written responses be provided at least 10 days prior to certifying an EIR.

The County held public hearings on the Green Zones Program, including Regional Planning Commission (Commission) hearings on June 16 and July 21, 2021, and a Board Hearing in early 2022.

The Board finds the Green Zones Program does not require recirculation under CEQA (Public Resources Code Section 21092.1, CEQA Guidelines Section 15088.5). CEQA Guidelines Section 15088.5 requires recirculation of an EIR prior to certification of the Final EIR when “significant new information is added to the EIR after public notice is given of the availability of the draft EIR for public review.” As defined in CEQA Guidelines Section 15088.5:

New information added to an EIR is not “significant” unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project’s proponents have declined to implement. “Significant new information” requiring recirculation includes, for example, a disclosure showing that:

- (1) A new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented.
- (2) A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted that reduce the impact to a level of insignificance.
- (3) A feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the significant environmental impacts of the project, but the project’s proponents decline to adopt it.
- (4) The draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded.

In addition, CEQA Guidelines Section 15088.5(b) provides “recirculation is not required where the new information added to the EIR merely clarifies and amplifies or makes insignificant modifications in an adequate EIR.”

The Board makes the following findings:

1. None of the public comments submitted to the County regarding the Draft PEIR and the Final PEIR, including public statements and comments made at the Commission hearing, and the Board hearing, or responses to comments present any significant new information that would require the PEIR to be recirculated for additional public review.
2. The Draft PEIR adequately analyzed project alternatives, and there are no feasible project alternatives or mitigation measures considerably different from others previously analyzed that would clearly lessen the significant environmental impacts of the project.
3. The Draft PEIR was not fundamentally and basically inadequate and conclusory in nature and did not preclude meaningful public review and comment.
4. Any new information in the Final PEIR has been provided merely to clarify or amplify information in the Draft PEIR. The new information does not reveal that the Green Zones Program would cause significant new impacts not previously identified in the Draft PEIR.

## **C. RECORD OF PROCEEDINGS**

For purposes of CEQA and these Findings, the Record of Proceedings for the Green Zones Program consists, at a minimum, but not limited to, the specified documents and other evidence:

- The NOP and all other public notices issued by the County in conjunction with the Green Zones Program;
- The PEIR for the Green Zones Program, inclusive of all related input:
  - The Draft PEIR, and technical appendices.
  - The Final PEIR, and appendices.
  - All written comments submitted by agencies or members of the public during the public review comment period on the Draft PEIR.
  - All responses to written comments submitted by agencies or members of the public during the public review comment period on the Draft PEIR.
  - The reports and technical memoranda included or referenced in the Response to Comments.
  - All documents, studies, EIRs, or other materials incorporated by reference in the Draft PEIR and Final PEIR.
  - All clarifications and revisions to the Draft PEIR.
  - All Notices related to availability of the NOP or Draft PEIR for public review.
- All written and verbal public testimony presented during a noticed public hearing for the Green Zones Program.
- The Resolutions adopted by the County in connection with the Green Zones Program, and all documents incorporated by reference therein, including comments received after the close of the comment period and responses thereto.
- Matters of common knowledge to the County, including but not limited to federal, state, and local laws and regulations.
- Any documents expressly cited in these Findings.
- Any other relevant materials required to be in the record of proceedings by Public Resources Code Section 21167.6(e).

## **D. FINDINGS REQUIRED UNDER CEQA**

The County, as lead agency, is required under CEQA to make written findings concerning each alternative and each significant environmental impact identified in the Draft PEIR and Final PEIR.

Specifically, regarding findings, Guidelines Section 15091 provides:

- (a) No public agency shall approve or carry out a project for which an EIR has been certified which identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings for each of those significant effects, accompanied by a brief explanation of the rationale for each finding. The possible findings are:
  - 1. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.
  - 2. Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
  - 3. Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.
- (b) The findings required by subsection (a) shall be supported by substantial evidence in the record.
- (c) The finding in subdivision (a)(2) shall not be made if the agency making the finding has concurrent jurisdiction with another agency to deal with identified feasible mitigation measures or alternatives. The finding in subsection (a)(3) shall describe the specific reasons for rejecting identified mitigation measures and project alternatives.
- (d) When making the findings required in subdivision (a)(1), the agency shall also adopt a program for reporting on or monitoring the changes which it has either required in the project or made a condition of approval to avoid or substantially lessen significant environmental effects. These measures must be fully enforceable through permit conditions, agreements, or other measures.
- (e) The public agency shall specify the location and custodian of the documents or other material which constitute the record of the proceedings upon which its decision is based.
- (f) A statement made pursuant to Section 15093 does not substitute for the findings required by this section.

The “changes or alterations” referred to in Section 15091(a)(1) may include a wide variety of measures or actions as set forth in Guidelines Section 15370, including:

- (a) Avoiding the impact altogether by not taking a certain action or parts of an action.
- (b) Minimizing impacts by limiting the degree or magnitude of the action and its implementation.
- (c) Rectifying the impact by repairing, rehabilitating, or restoring the impacted environment.
- (d) Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action.
- (e) Compensating for the impact by replacing or providing substitute resources or environments.

## **E. FORMAT OF FINDINGS OF FACT REGARDING ENVIRONMENTAL IMPACTS**

The Findings for the Green Zones Program environmental impacts are divided into the following categories:

Section II, Findings Regarding Environmental Impacts Determined to Be Less Than Significant, presents the impacts of the Green Zones Program that were determined in the Draft PEIR to be less than significant without the addition of mitigation measures and presents the rationales for these determinations.

Section III, Findings Regarding Significant and Unavoidable Impacts, presents significant impacts of the Green Zones Program that were identified in the Draft PEIR, the findings for significant impacts, and the rationales for the findings.

Because of the environmental analysis of the Green Zones Program and compliance with existing laws, codes, and statutes, some potentially significant impacts have been determined by the County to be reduced to a level of less than significant, and the County has found—in accordance with CEQA Section 21081(a)(1) and State CEQA Guidelines Section 15091(a) (1)—that “Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.” This is referred to herein as “Finding 1.” Where the County has determined—pursuant to CEQA Section 21081(a)(2) and State CEQA Guidelines Section 15091(a)(2)—that “Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency,” this is referred to herein as “Finding 2.” Finding 2 is not utilized in this Findings document.

Where, as a result of the environmental analysis of the Green Zones Program, the County has determined that either: (1) even with the compliance with existing laws, codes and statutes, and/or the identification of feasible mitigation measures, potentially significant impacts cannot be reduced to a level of less than significant, or (2) no feasible mitigation measures or alternatives are available to mitigate the potentially significant impact, the County has found in accordance with CEQA Section 21081(a)(3) and State CEQA Guidelines Section 15091(a)(3) that “Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the final EIR.” This is referred to herein as “Finding 3.”

A narrative of supporting facts follows each Finding. Whenever “Finding 3” is made, the County has determined there will be an unavoidable significant level of impact due to the Green Zones Program, and sufficient mitigation is not feasible to reduce the impact to a less than significant level. Such impacts are always specifically identified in the supporting discussions. The Statement of Overriding Considerations applies to all such unavoidable significant impacts, as required by CEQA Section 21081 and CEQA Guidelines Sections 15092 and 15093.

## SECTION II

# FINDINGS REGARDING ENVIRONMENTAL IMPACTS DETERMINED TO BE LESS THAN SIGNIFICANT

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The County initiated the environmental review process through preparation of an Initial Study (see Appendix B, *Initial Study*, of the Draft PEIR), as part of the three-step process contemplated by CEQA to identify the appropriate level of environmental documentation to support the County's decision-making process. After applying the standards in Section 15064 of the State CEQA Guidelines, the County determined that a PEIR was required for the Green Zones Program. Eleven environmental issue areas were determined to have no impact or less than significant impacts in the Initial Study:

- Aesthetics
- Agriculture and Forestry Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Mineral Resources
- Population and Housing
- Public Services
- Recreation
- Transportation
- Wildfire

Six environmental issue areas were determined to have no impact or less than significant impacts in the Draft EIR:

- Air Quality
- Biological Resources
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Utilities and Service Systems

This section identifies environmental impacts of the proposed project determined to be less than significant without implementation of project-specific mitigation measures.

### A. AESTHETICS

#### Threshold 2.1-1 Have a substantial adverse effect on a scenic vista?

Support for this environmental impact conclusion is fully discussed starting on page 2.1-1 in Section 2.1, *Aesthetics*, of the Initial Study (Appendix B of the Draft PEIR).

#### Finding:

The Green Zones Program will result in less than significant impacts in regard to having a substantial adverse effect on a scenic vista. No mitigation measures are required.

## Facts Supporting Finding:

The improvements within the Green Zone Districts and for New Sensitive Uses will not block views from the nearest designated scenic highway or be a visible difference in the view from any scenic vista point, scenic highways, or historic parkways due to distance, intervening urban development, and topography. These measures will not differ substantially from existing conditions. Additionally, the new standards, such as solid walls and tree plantings, will improve the visual quality of the area and avoid rather than create visual blight from any scenic vista point, scenic highways, or historic parkways.

The Recycling and Waste Management Revisions, including Supermarket Accessory Recycling Collection Centers, include locations that are directly adjacent to three of the four state scenic highways designated in the Conservation and Natural Resources Element of the County of Los Angeles General Plan: Angeles Crest Highway, Mulholland Highway, and Malibu Canyon-Las Virgenes Highway.<sup>1</sup> Storage Enclosures for Recycling and Solid Waste Revisions are directly adjacent to two of the four state scenic highway corridors: Angeles Crest Highway and Malibu Canyon-Las Virgenes Highway.<sup>2</sup> Despite the location of parcels adjacent to scenic highways, parcels subject to the Recycling and Waste Management Revisions and Storage Enclosures for Recycling and Solid Waste Revisions will not have a significant adverse impact on scenic vistas because they will not block views of resources for which the scenic highways were designated. Rather than blocking views, the Recycling and Waste Management Revisions and Storage Enclosures for Recycling and Solid Waste Revisions will ensure that materials, equipment, storage receptacles, and storage areas will be screened from view. The development standards and measures for the Recycling and Waste Management Revisions and Storage Enclosures for Recycling and Solid Waste Revisions will improve the visual quality of the industrial, commercial, and other facilities along a County-recognized state scenic highway corridor, and Supermarket Accessory Recycling Collection Centers will be maintained in a clean, litter-free condition. Waste receptacles and enclosures will improve the waste management of industrial, commercial, and other facilities so that waste is more organized and out of view. Additionally, the design review process utilized by the County requires that the developer demonstrate consistency with the integrity of scenic highway corridors, including any new signs, historic building or tree removal, or landscape barriers.

None of the Green Zone Districts are located within the areas designated as HMAs within the County General Plan; however, parcels subject to New Sensitive Uses, Recycling and Waste Management Revisions, and Storage Enclosures for Recycling and Solid Waste Revisions are within HMAs. The development standards for the three elements within HMAs will have less than significant impacts on the quality of these hillsides as a scenic resource, as the program will comply with the HMA Ordinance and Hillside Design Guidelines, in particular landscaping barriers, enclosures, fencing, solid walls, signage, and lighting.<sup>3</sup> The measures under the elements of the Green Zones Program are consistent with the requirements of the five HMA categories, thus preserving and enhancing the physical integrity and value of hillsides and associated views: (1) site planning, (2) grading and facilities, (3) road circulation, (4) building design, and (5) landscaping.<sup>4,5</sup> Rather than resulting in blight, the Green Zones Program will ensure that materials and equipment staged within incompatible land uses will not be visible from adjacent public rights-of-way, thus protecting scenic vistas within HMAs. Additionally, the use of air filtration systems will not result in visual blight, as the County requires that such system be screened from view from the public right of way and from the ground level of adjacent properties. Per Title 22 Ordinance and in conjunction with Public Works Building and Safety Division and the California Air Resource Board, air filtration systems shall be placed inside a building, residential or other rooms,

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<sup>1</sup> Los Angeles County. Adopted 6 October 2015. Chapter 9: Conservation and Natural Resources Element. In the Los Angeles County General Plan 2035. Available at [http://planning.lacounty.gov/assets/upl/project/gp\\_final-general-plan-ch9.pdf](http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch9.pdf)

<sup>2</sup> Los Angeles County. Adopted 6 October 2015. Chapter 9: Conservation and Natural Resources Element. In the Los Angeles County General Plan 2035. Available at [http://planning.lacounty.gov/assets/upl/project/gp\\_final-general-plan-ch9.pdf](http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch9.pdf)

<sup>3</sup> Los Angeles County. Adopted 6 October 2015. Chapter 9: Conservation and Natural Resources Element. In the Los Angeles County General Plan 2035. Available at [http://planning.lacounty.gov/assets/upl/project/gp\\_final-general-plan-ch9.pdf](http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch9.pdf)

<sup>4</sup> County of Los Angeles Department of Regional Planning. Adopted 6 October 2016 and Accessed 31 March 2020. Title 22 – Planning and Zoning – Hillside Management Areas, Chapter 22.56.217 – Section VI: Sensitive Hillside Design Features. Available at: <http://planning.lacounty.gov/hma>.

<sup>5</sup> County of Los Angeles Department of Regional Planning. Accessed 31 March 2020. Hillside Design Guidelines. Available at: <http://planning.lacounty.gov/hma>

intended for human occupancy which makes them non-visible from the public right of way. Air filtration systems placed outdoors, require setbacks, screen walls, fencing and/or landscaping that provide screening of the systems from the public right of way.<sup>6</sup> The Recycling and Waste Management Revisions will also prohibit certain uses from HMAs, such as pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities.

**Threshold 2.1-2 Be visible from or obstruct views from a regional riding, hiking, or multi-use trail?**

Support for this environmental impact conclusion is fully discussed starting on page 2.1-8 in Section 2.1, *Aesthetics*, of the Initial Study (Appendix B of the Draft PEIR).

**Finding:**

The program will result in less than significant impacts to aesthetics in relation to being visible from or obstructing views from a regional riding, hiking, or multi-use trail. No mitigation measures are required.

**Facts Supporting Finding:**

The new development standards and/or more stringent entitlement processes for Green Zone Districts and New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses will result in less than significant impacts related to obstructing designated views from a regional riding, hiking, or multi-use trail. The construction of measures under the Green Zone Districts and New Sensitive Uses will not differ substantially from existing conditions; therefore, these measures will not hinder visibility or obstruct views from the Pacific Crest Trail (PCT) or any of the County's existing or proposed trails identified by the U.S. Forest Service (USFS), the Los Angeles County General Plan 2035 (County General Plan) trail system, or existing regional trails identified on the Trails LA County Website,<sup>7,8,9</sup> due to distance, intervening topography, and the scale and height of the facilities. Based on the County General Plan, the HMA Ordinance, and Hillside Design Guidelines, Green Zone Districts and New Sensitive Uses improvements within the urban fabric will not obstruct designate view from national or regional trails.<sup>10</sup>

The Storage Enclosures for Recycling and Solid Waste Revisions and Recycling and Waste Management Revisions, including Supermarket Accessory Recycling Collection Centers, include parcels near a national trail (PCT) and existing or proposed county trails as identified by the USFS, County General Plan, or the Trails LA County Website.<sup>11,12,13</sup> However, development of Storage Enclosures for Recycling and Solid Waste Revisions or Recycling and Waste Management Revisions will not be visible due to intervening topography, vegetation, urban development, and the scale and height of the facilities from a distance. Storage Enclosures for Recycling and Solid Waste Revisions and Recycling and Waste Management Revisions, including Supermarket Accessory Recycling Collection Centers, that are directly adjacent to a national scenic trail (PCT) and existing or proposed county trails as identified by the USFS, the

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<sup>6</sup> County of Los Angeles. Title 22 – Planning and Zoning, Division 7 – Standards for Specific Uses, Chapter 22.130.030 – Development Standards for Sensitive Uses. Accessed 31 March 2020.

<sup>7</sup> United States Department of Agriculture: Forest Service. Accessed May 21, 2020. Pacific Crest Trail. Available at: <https://www.fs.usda.gov/pct/>

<sup>8</sup> Los Angeles County Department of Regional Planning. March 2017. Figure 9.7: Scenic Highways. In the Los Angeles County General Plan 2035. Available at <http://planning.lacounty.gov/generalplan/figures2015>

<sup>9</sup> County of Los Angeles Department of Parks and Recreation. Accessed May 20, 2020. Trails LA County. <https://trails.lacounty.gov/AboutUs>

<sup>10</sup> Los Angeles County. Adopted 6 October 2015. Chapter 9: Conservation and Natural Resources Element. In the Los Angeles County General Plan 2035. Available at [http://planning.lacounty.gov/assets/upl/project/gp\\_final-general-plan-ch9.pdf](http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch9.pdf)

<sup>11</sup> United States Department of Agriculture: Forest Service. Accessed May 21, 2020. Pacific Crest Trail. Available at: <https://www.fs.usda.gov/pct/>

<sup>12</sup> Los Angeles County Department of Regional Planning. March 2017. Figure 9.7: Scenic Highways. In the Los Angeles County General Plan 2035. Available at <http://planning.lacounty.gov/generalplan/figures2015>

<sup>13</sup> County of Los Angeles Department of Parks and Recreation. Accessed May 20, 2020. Trails LA County. <https://trails.lacounty.gov/AboutUs>

County General Plan, or the Trails LA County Website.<sup>14,15,16</sup> However, despite its location next to national or county trails, these revisions will not have a significant adverse impact to visibility from or obstruction from a trail. Rather than obstructing views, the Recycling and Waste Management Revisions and Storage Enclosures for Recycling and Solid Waste Revisions will ensure that materials and equipment staged within such centers will be screened from view. The Recycling and Waste Management Revisions and Storage Enclosures for Recycling and Solid Waste Revisions will screen incompatible land uses from view and will result in the improvement of the views of the trails system, as the development standards will improve the visual quality of existing industrial, commercial, supermarket, and other land uses along any hillside regional trails system. Additionally, for Storage Enclosures for Recycling and Solid Waste Revisions, the construction of an onsite storage enclosure will not substantially alter the existing conditions such that the view from a national or county trail will be impacted. The storage will be required to have view-obstructing fence or wall enclosures which the height of the stored items could not exceed and thereby will not damage visibility or visual value of a trail system.

The development standards under all four elements that will result in physical changes in the environment that might be visible from and alter the visual character views from the trails include the allowed use of alternative fencing materials, required solid wall screening where certain facilities are not enclosed, expanded landscaping buffers between incompatible uses, required paving, lighting standards, signage standards, maintenance and operations standards, air filtration devices, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties. However, the Green Zone Districts and New Sensitive Uses standards are consistent with the Los Angeles County Trails Manual, which specifically recommends the use of fencing, walls, and landscaping materials to screen trail view of incompatible adjacent land uses.<sup>17</sup> Furthermore, development standards such as signage, lighting, and air filtration will not obstruct views. The Green Zones Program regulates signs on private property, and the use of signs will not obstruct view from designated viewpoints from regional trails, which are normally located at or near peaks, or unique biological or cultural resources, rather than at the urban land uses subject to the Green Zones Program. Lighting requirements will not affect regional riding, hiking, or multi-use trail, as such facilities are limited to use between dawn and dusk. Where trails are located in rural districts, the use of lighting in such locations is further regulated by Rural Outdoor Lighting District.<sup>18</sup> The use of air filtration systems will not result in hindering visibility or obstructing views from a regional trail, as the County requires that such systems be screened from view from the public right of way and from the ground level of adjacent properties. Per Title 22 Ordinance and in conjunction with Public Works Building and Safety Division and the California Air Resource Board, air filtration systems shall be placed inside a building, residential or other rooms, intended for human occupancy which makes them non-visible from the public right of way. Air filtration systems placed outdoors, require setbacks, screen walls, fencing and/or landscaping that provide screening of the systems from the public right of way.<sup>19</sup>

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<sup>14</sup> United States Department of Agriculture: Forest Service. Accessed May 21, 2020. Pacific Crest Trail. Available at: <https://www.fs.usda.gov/pct/>

<sup>15</sup> Los Angeles County Department of Regional Planning. March 2017. Figure 9.7: Scenic Highways. In the Los Angeles County General Plan 2035. Available at <http://planning.lacounty.gov/generalplan/figures2015>

<sup>16</sup> County of Los Angeles Department of Parks and Recreation. Accessed May 20, 2020. Trails LA County. <https://trails.lacounty.gov/AboutUs>

<sup>17</sup> Los Angeles County. Adopted 6 October 2015. Chapter 9: Conservation and Natural Resources Element. In the Los Angeles County General Plan 2035. Available at [http://planning.lacounty.gov/assets/upl/project/gp\\_final-general-plan-ch9.pdf](http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch9.pdf)

<sup>18</sup> Los Angeles County: Code of Ordinances. Accessed May 25, 2020. Chapter 22.80 – Rural Outdoor Lighting Districts. Available at: [https://librarystage.municode.com/ca/los\\_angeles\\_county/codes/code\\_of\\_ordinances?nodeId=TTT22PLZO\\_DIV4COZOSUDI\\_CH22.80RUOULIDI](https://librarystage.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TTT22PLZO_DIV4COZOSUDI_CH22.80RUOULIDI)

<sup>19</sup> County of Los Angeles. Title 22 – Planning and Zoning, Division 7 – Standards for Specific Uses, Chapter 22.130.030 – Development Standards for Sensitive Uses. Accessed 31 March 2020.



**Threshold 2.1-3      Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?**

Support for this environmental impact conclusion is fully discussed starting on page 2.1-14 in Section 2.1, *Aesthetics*, of the Initial Study (Appendix B of the Draft PEIR).

**Finding:**

The program will result in less than significant impacts to aesthetics in relation to being substantially damaging scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway. No mitigation measures are required.

**Facts Supporting Finding:**

Green Zone Districts and New Sensitive Uses will not alter the quality of the existing development standard within a state scenic highway corridor nor will it alter the design review process for consistency with the scenic integrity of development within scenic highway corridors, including any new signs, historic building or tree removal, or landscape barriers. There are no Green Zone Districts within 1 mile of a scenic highway, as there are no eligible or officially designated state scenic highways traversing within or adjacent to the Green Zone Districts. The Green Zone Districts will not alter the visual quality or character or scenic integrity because the improvements are located a distance of at least 14 miles away from the nearest designated scenic highway. There are no areas with the potential for New Sensitive Uses within 0.5 mile of a scenic highway, as there are no eligible or officially designated state scenic highways traversing within or adjacent to the New Sensitive Uses near industrial, recycling and solid waste, or vehicle-related uses. The construction activities for the Green Zone Districts and New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses will include landscaping barriers, enclosures, fencing, solid walls, signage, and lighting for specific industrial uses as measures to decrease impacts to surrounding sensitive uses. The construction of these measures will not differ substantially from existing conditions, such that they will be a visible difference in the view from scenic vista points and scenic corridors, and they will avoid rather than create visual blight from scenic resources, scenic highways, or historic parkways due to distance, intervening urban development, vegetation, and topography.

The Recycling and Waste Management Revisions, including Supermarket Accessory Recycling Collection Centers, will result in the improvement of the views of the scenic resources along a state scenic highway, as it will improve the visual quality of existing industrial, commercial, and other land uses. These revisions will require waste, compost, and recyclable materials to be stored in receptacles, which will be located in the same enclosure. Storage areas will have a vertical dimension of 8 feet; however, when located outside of a building, storage areas will be located in the rear portion of the lot. Additionally, recycling and solid waste storage areas will be maintained in a clean, leak-proof, litter-free condition. Waste receptacles and enclosures will improve the waste management of industrial, commercial, and other facilities so that waste is more organized and out of view. The Recycling and Waste Management Revisions, including Supermarket Accessory Recycling Collection Centers, per development improvement regulations, will ensure that enclosed rooms or storage areas are provided to store, collect, and load waste, recyclable materials, and organic materials generated by the uses served and that the area is safely accessible by building occupants and waste and recycling haulers. In addition, development standards already require that recycling collection centers as an accessory to supermarkets be kept in good condition and will not result in an adverse impact such that the visual quality of a corridor viewshed from an adjacent scenic highway will be impacted. These development standards and measures will improve the visual quality of the industrial, commercial, and other facilities along a state scenic highway. Furthermore, any construction resulting from compliance with development standards will be minimal and will not substantially alter the existing conditions for industrial, commercial, and other uses such that a view from a state scenic highway will be adversely impacted.

Storage Enclosures for Recycling and Solid Waste Revisions will not substantially alter the existing conditions such that scenic resources within a state scenic highway will be impacted. The storage will be required to have view-obstructing fence or wall enclosures which the height of the stored items could not exceed and thereby will not damage scenic resources. The development standards for Storage Enclosures for Recycling and Solid Waste, located

outside of a building, will be required to be at least 8 feet tall and placed in the rear portion of the lot or adjacent to an alley, where applicable, and not obstruct or encroach into parking spaces, landscape areas, pedestrian or vehicular circulation, or other areas per County Fire and Building codes. Storage areas will be required to be a minimum of 10 feet from any building or 20 feet from any door or window when the areas are not adjoining a building. Municipal solid waste, recyclables, and compostable material containers will be required to be located in the same enclosure, thereby eliminating the need for multiple enclosures, unless allowed per code under extraordinary circumstances. The recyclable materials will be deposited and stored in containers that have lids, and the storage areas will be maintained in a clean, litter-free condition. The storage areas will be accessible to residents, employees, and haulers at all times.

**Threshold 2.1-4      Substantially degrade the existing visual character or quality of public views of the site and its surroundings because of height, bulk, pattern, scale, character, or other features and/or conflict with applicable zoning and other regulations governing scenic quality? (Public views are those that are experienced from publicly accessible vantage point)**

Support for this environmental impact conclusion is fully discussed starting on page 2.1-19 in Section 2.1, *Aesthetics*, of the Initial Study (Appendix B of the Draft PEIR).

**Finding:**

The program will result in less than significant impacts to aesthetics in relation to being substantially degrading the existing visual character or quality of public views of the site and its surroundings because of height, bulk, pattern, scale, character, or other features and/or conflict with applicable zoning and other regulations governing scenic quality. No mitigation measures are required.

**Facts Supporting Finding:**

The new development standards and/or more stringent entitlement processes within Green Zone Districts and New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses will result in less than significant impacts to aesthetics in relation to the substantial degradation of the existing visual character or quality of public views of the site and its surroundings. The Green Zone Districts will change the existing visual character of the site through development standards for industrial uses; however, these changes will improve the quality of public views of the site and its surroundings. Certain development standards for uses subject to these two elements include construction requirements which will reduce the impacts of the changes to visual character through meeting minimum standards, such as for solid walls, landscaping, and open space. Additionally, for new development or proposed additions to existing uses, new landscape, wall, building setback, and building height requirements will be implemented. These will not result in change to existing land uses, and new projects will be required to assess their own impacts to aesthetics in relation to CEQA. Thus, the new development standards for Green Zone Districts and New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses will result in changes to visual character and public views of industrial sites; however, these changes will improve the visual quality of the sites through development standards that mitigate impacts of existing visually degrading uses and will result in less than significant impacts.

The Recycling and Waste Management Revisions, including Supermarket Accessory Recycling Collection Centers, and Storage Enclosures for Recycling and Solid Waste Revisions will not degrade the existing visual quality of the site and its surroundings, but rather ensure that materials and equipment staged within certain incompatible land uses will be screened from view. The construction of an onsite storage enclosures will not substantially alter the existing conditions such that the visual character of the existing site or the surrounding area will be impacted. The storage will be required to have fence or wall enclosures for screening the stored items which the height of the stored items could not exceed and thereby will not damage the visual character or quality of public views of the site and its surroundings. Therefore, the Recycling and Waste Management Revisions and Storage Enclosures for Recycling and Solid Waste Revisions will not result in a substantial adverse impact, in addition to the development standards that require them to be kept in good condition and in non-visible locations. The project may change the public view of the existing uses;

however, these waste receptacles and enclosures will improve the waste management of industrial, commercial, and other facilities so that waste is more organized and out of view.

**Threshold 2.1-5            Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?**

Support for this environmental impact conclusion is fully discussed starting on page 2.1-24 in Section 2.1, *Aesthetics*, of the Initial Study (Appendix B of the Draft PEIR).

**Finding:**

The program will result in less than significant impacts to aesthetics in relation to creating a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area. No mitigation measures are required.

**Facts Supporting Finding:**

The Green Zone Districts will be located in the urbanized Los Angeles area of the County that experiences medium to high nighttime light levels, and Chapter 22.84 (Green Zone Districts) of the Ordinance contains no provisions for lighting in its development standards for industrial uses.

Development of New Sensitive Uses will not differ substantially from existing conditions, such that they will experience medium to high nighttime light levels, and Title 22 of the Ordinance indicates that adequate outdoor lighting should be provided for safety and security, but that the light should be shielded to be directed inward to the facility, yard, and equipment and away from lots with sensitive uses.<sup>20</sup> This will not result in substantial light or glare during the daytime. In addition, vegetation and concrete materials such as walls and surfacing have a low reflectivity factor or albedo of approximately 20–30 percent. Measures such as construction of landscaping and planting trees, buffering, and open space will not create a new source of substantial light or glare that will adversely affect daytime or nighttime views due to existing urban development, topography, vegetation and other existing factors.

The areas subject to Recycling and Waste Management Revisions, including Supermarket Accessory Recycling Collection Centers, have low to high existing nighttime levels. Chapter 22.132 (Storage Enclosures for Recycling and Solid Waste Revisions) of the Ordinance contains no provisions for lighting in its development standards for waste storage receptacles and enclosures. However, Chapter 22.140.710 (Supermarket Accessory Recycling Collection Centers) identifies that adequate outdoor lighting provided for Supermarket Accessory Recycling Collection Centers shall be directed into the facility and away from lots with sensitive uses which will not result in substantial light or glare during the daytime.<sup>21</sup> In addition, Supermarket Accessory Recycling Collection Centers will be established on existing parking lots and no structures will be built. The supermarket recycling collection center will be an accessory to an existing supermarket which produces light, and it will not result in a substantial change in the existing conditions.

All four elements will have no impact on the quality and quantity of hillsides regarding light trespass and light pollution, as the development standards within the HMAs will be required to comply with the HMA Ordinance and Hillside Design Guidelines regarding lighting, such as providing shielded lighting for nighttime applications and materials with minimal albedo for daytime application along with setbacks and adequate screening. Furthermore, setbacks, screen walls, fencing, and/or landscaping that provide screening of the systems will not have light trespass and light pollution during nighttime and will shield or reduce light or glare during daytime due to the low reflective or albedo factor of the materials.

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<sup>20</sup> County of Los Angeles. Title 22 – Planning and Zoning, Division 7 – Standards for Specific Uses, Chapter 22.140.430 – Outdoor Storage. Accessed 31 March 2020.

<sup>21</sup> County of Los Angeles. Title 22 – Planning and Zoning, Division 7 – Standards for Specific Uses, Chapter 22.140.660 – Outdoor Storage. Accessed 31 March 2020.

## **B. AGRICULTURE AND FORESTRY RESOURCES**

**Threshold 2.2-1 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 (FMMP) of the California Resources Agency, to non-agricultural use?**

Support for this environmental impact conclusion is fully discussed starting on page 2.2-2 in Section 2.2, *Agriculture and Forestry Resources*, of the Initial Study (Appendix B of the Draft PEIR).

### **Finding:**

The program will result in no impacts to agriculture and forestry resources in relation to converting Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use. No mitigation measures are required.

### **Facts Supporting Finding:**

The Green Zone Districts will result in no impacts to agriculture and forestry resources in relation to converting Farmland to non-agricultural use. There are 0 acres of Farmland in the areas subject to the Green Zone Districts, which are concentrated in the urbanized Los Angeles Basin, and, therefore, no Farmland will be converted to non-agricultural use as a result of the Green Zone Districts.

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses; the Recycling and Waste Management Revisions, including Supermarket Accessory Recycling Collection Centers; and the Storage Enclosures for Recycling and Solid Waste Revisions will result in no impacts to agriculture in relation to converting Farmland to non-agricultural use. Despite their location within areas that contain Farmland, the construction of development standards under these three elements will not differ substantially from existing conditions, such that they will result in an impact to Farmland. With regard to New Sensitive Uses, the measures to reduce the incompatibility of new sensitive uses with existing industrial uses through development standards, such as construction of landscaping and planting trees, buffering, and open space, will not convert Farmland to non-agricultural uses. If the development standards for New Sensitive Uses are required to be implemented on Farmland, then the development standards will be implemented as a part of the sensitive use being proposed. The development standards will be minimal additions to the existing development standards for new sensitive uses. With regard to Recycling and Waste Management Revisions, if development standards for these facilities are required to be implemented on Farmland, then one of the specified recycling or solid waste uses described in the Ordinance will be subject to discretionary review. Any construction resulting from compliance with development standards will be minimal and will not substantially alter the existing conditions for existing industrial uses such that the Farmland will be lost, given its location on an existing industrial use. With regard to Supermarket Accessory Recycling Collection Centers, despite being located in areas that contain Farmland, these uses will be established on existing parking lots, and no new structures will be built. The addition of a recycling collection center as an attachment to an existing supermarket or compliance with development standards will not substantially alter the existing conditions such that the Farmland will be lost. Storage Enclosures for Recycling and Solid Waste Revisions will not affect the current use of Farmland and will not result in the loss of availability of the Farmland.

**Threshold 2.2-2 Conflict with existing zoning for agricultural use, with a designated Agricultural Resource Area, or with a Williamson Act contract?**

Support for this environmental impact conclusion is fully discussed starting on page 2.2-6 in Section 2.2, *Agriculture and Forestry Resources*, of the Initial Study (Appendix B of the Draft PEIR).

**Finding:**

The program will result in no impacts to agriculture and forestry resources in relation to conflicting with existing zoning for agricultural use, with a designated Agricultural Resource Area, or with a Williamson Act contract. No mitigation measures are required.

**Facts Supporting Finding:**

Agricultural Zones will not be affected by the Green Zone Districts. Only Zone M-1, M-1.5, M-2, and M-2.5 will be affected, which are manufacturing and industrial land uses designations. Thus, the Green Zone Districts will result in no conflict with zoning for agricultural use under County Municipal Zoning Code. These revisions will result to no conflict with an ARA as Green Zone Districts are not within any ARAs.<sup>22</sup>

The New Sensitive Uses will apply to all zones in the unincorporated territory of the County; thus, the implementation of development standards for New Sensitive Uses may be within Agricultural Zones under County Municipal Zoning Code or within ARAs identified by the County General Plan 2035. However, these revisions will not conflict with the Agricultural Zones or ARAs, as the development standards will be implemented as a part of the sensitive use being proposed. The new sensitive use including the development standards will be evaluated individually in regard to its location within an Agricultural Zone or ARA. The development standards will be minimal additions to the design of the new sensitive use and will not result in impacts to agricultural and forestry resources.

Recycling and Waste Management Revisions may include A-2 agricultural zones. However, these revisions will not conflict with the Agricultural Zones or ARAs, as the development standards will be implemented as a part of the entitlement process for new uses. Thus, these revisions overlap with areas in the County that are Zoned A-2 and are located within ARAs.<sup>23</sup> The new Recycling and Waste Management Revisions will have the potential to be approved on land designated as Zone A-2, and existing agricultural land will be open to more opportunity for non-agricultural use. However, there will be no impacts in relation to conflicting with agricultural zoning, as Zone A-2 will still fulfill the purpose of the Agricultural Zones according to the County. The purpose of the Agricultural Zones, as defined in Title 22, is “to permit a comprehensive range of agricultural uses in areas particularly suited for agricultural activities.”<sup>24</sup> Thus, the purpose of the Agricultural Zones is not solely for agricultural uses, and Zone A-2 already allows for many uses beyond agricultural use, including oil wells, solid fill projects, surface mining, correctional institutions, K-12 and higher education institutions, explosives storage, processing/packing plants, solar energy facilities, hospitals, and airports.<sup>25</sup> The purpose of the Agricultural Zones is not to allow agricultural uses alone; therefore, the Recycling and Waste Management Revisions will not impact the zoning for agricultural use by adding a commercial use, as Zone A-2 will still permit agricultural uses. In addition, the development standards as a result of these Recycling and Waste Management Revisions will not conflict with the Agricultural Zones or ARAs, as these changes will implement development standards on existing recycling or solid waste uses which have been approved within these Agricultural Zones.

The Supermarket Accessory Recycling Collection Centers revisions will not allow Supermarket Accessory Recycling Collection Centers in agricultural zones. Thus, Agricultural Zones will not be affected by the Supermarket Accessory

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<sup>22</sup> Los Angeles County Department of Regional Planning. May 2014. Figure 9.5: Agricultural Resource Areas Policy Map. In the Los Angeles County General Plan 2035. <http://planning.lacounty.gov/generalplan/figures2015>

<sup>23</sup> Los Angeles County Department of Regional Planning. May 2014. Figure 9.5: Agricultural Resource Areas Policy Map. In the Los Angeles County General Plan 2035. <http://planning.lacounty.gov/generalplan/figures2015>

<sup>24</sup> Los Angeles County. Code of Ordinances, Title 22 – Planning and Zoning, Section 22.16.010 – Purpose. Accessed 10 March 2020. [https://library.municode.com/ca/los\\_angeles\\_county/codes/code\\_of\\_ordinances?nodeId=TTT22PLZO\\_DIV3ZO\\_CH22.16AGOPSPREREWAZO\\_22.16.020AGZODE](https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TTT22PLZO_DIV3ZO_CH22.16AGOPSPREREWAZO_22.16.020AGZODE)

<sup>25</sup> Los Angeles County. Code of Ordinances, Title 22 – Planning and Zoning, Section 22.16.030 – Land Use Regulations for Zones A-1, A-2, O-S, R-R, and W. Accessed 10 March 2020. [https://library.municode.com/ca/los\\_angeles\\_county/codes/code\\_of\\_ordinances?nodeId=TTT22PLZO\\_DIV3ZO\\_CH22.16AGOPSPREREWAZO\\_22.16.020AGZODE](https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TTT22PLZO_DIV3ZO_CH22.16AGOPSPREREWAZO_22.16.020AGZODE)

Recycling Collection Centers. In addition, these uses will be established on existing parking lots, and no new structures will be built.

The Storage Enclosures for Recycling and Solid Waste Revisions may include Agricultural Zones; however, any construction resulting from compliance with development standards for on-site storage enclosures will be minimal and will not substantially alter the existing conditions. Thus, it will not conflict with Agricultural Zones or ARAs. Should the revisions to on-site waste storage standards be relevant to any waste produced by agricultural uses on designated Farmland, the farms will comply, and this will not result in the loss of availability of the agricultural land.

Additionally, all four elements will result in no conflict with a Williamson Act contract, as there are no lands in the County, regardless of zoning designations, which hold Williamson Act contracts in effect.<sup>26</sup>

**Threshold 2.2-3      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))?**

Support for this environmental impact conclusion is fully discussed starting on page 2.2-11 in Section 2.2, *Agriculture and Forestry Resources*, of the Initial Study (Appendix B of the Draft PEIR).

**Finding:**

The program will result in no impacts to agriculture and forestry resources in relation to conflicting 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)). No mitigation measures are required.

**Facts Supporting Finding:**

There are 0 acres of National Forest land in areas subject to the Green Zone Districts. The Green Zone Districts are located in developed urban communities of Los Angeles County, and do not have land which may be defined as forest land, timberland, or a TPZ. The New Sensitive Uses contain National Forest land; however, the development standards for New Sensitive Uses will be minimal additions to a sensitive use being proposed, which will not result in impacts to forestry resources. The Recycling and Waste Management Revisions contain National Forest land as well as many zoning designations, such as M-1, M-1.5, M-2, M-2.5, and A-2, which permit commercial forestry uses including tree crops and logging operations.<sup>27</sup> Thus, parcels subject to these revisions contain land defined as forest land, timberland, or a TPZ. However, the Ordinance will have no impact on forestry resources, as the Recycling and Waste Management Revisions will be subject to discretionary review through the CUP process. Additionally, the Supermarket Accessory Recycling Collection Centers will be established on existing parking lots, and no new structures will be built. The Storage Enclosures for Recycling and Solid Waste will be required for new commercial, industrial, or residential uses with four or more units (or expansions), but otherwise does not apply to existing uses, and will not conflict with or re-zone any forest land.

The Green Zones Program contains no mention of any zoning, land uses, operations, or standards for forestry resources, commercial forestry, timber, or logging.<sup>28</sup> The purpose of the Green Zones Program is to address incompatible land uses in proximity to sensitive uses, and forest land is considered neither an incompatible land use nor a sensitive use. None of the four elements of the Green Zones Program include provisions which will allow the conversion of forest land, timberland, or a TPZ to other uses beyond those that already exist.

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<sup>26</sup> California Department of Conservation. 2018. The Williamson Act Status Report 2016-17. [https://www.conservation.ca.gov/dlrp/wa/Pages/stats\\_reports.aspx](https://www.conservation.ca.gov/dlrp/wa/Pages/stats_reports.aspx)

<sup>27</sup> Los Angeles County. Code of Ordinances, Title 22 – Planning and Zoning. Accessed 03 March 2020. [https://library.municode.com/ca/los\\_angeles\\_county/codes/code\\_of\\_ordinances?nodeId=TTT22PLZO](https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TTT22PLZO)

<sup>28</sup> Public Draft Green Zones Ordinance (Appendix A to the Initial Study).

**Threshold 2.2-4 Result in the loss of forest land or conversion of forest land to non-forest use?**

Support for this environmental impact conclusion is fully discussed starting on page 2.2-16 in Section 2.2, *Agriculture and Forestry Resources*, of the Initial Study (Appendix B of the Draft PEIR).

**Finding:**

The program will result in no impacts to agriculture and forestry resources in relation to resulting in the loss of forest land or conversion of forest land to non-forest use. No mitigation measures are required.

**Facts Supporting Finding:**

There are 0 acres of National Forest land in areas subject to the Green Zone Districts. The Green Zone Districts are located in developed urban communities of Los Angeles County, and do not have a high likelihood for forest land. Even so, these development standards for Green Zone Districts will be minimal additions to existing industrial, recycling and solid waste, and vehicle-related uses, and will not conflict with or rezone any forest land. The new development standards for New Sensitive Uses will reduce the incompatibility of new sensitive uses with existing industrial uses through development standards such as construction of landscaping and planting trees, buffering, and open space, and will not result in loss of forest land. These development standards for New Sensitive Uses will be minimal additions to a sensitive use being proposed, which will not result in impacts. The Recycling and Waste Management Revisions and Supermarket Accessory Recycling Collection Centers contain National Forest land. Accessory recycling and organic waste uses are permitted in C zones, R-R zones, and W zones, and Supermarket Accessory Recycling Collection Centers are also permitted C zones and MXD zones. M-1, M-1.5, M-2, M-2.5, and A-2 zones permit commercial forestry uses including tree crops and logging operations.<sup>29</sup> Thus, parcels subject to these revisions contain forest land. However, the program will have no impact on forestry resources, as the Recycling and Waste Management Revisions will not conflict with or re-zone this land. Additionally, the Supermarket Accessory Recycling Collection Centers will be established on existing parking lots, and no new structures will be built. The Storage Enclosures for Recycling and Solid Waste Revisions will result in new storage enclosures or compliance with development standards that will be minimal additions to existing requirements for new land uses and will not convert any forest land.

The Green Zones Program contains no mention of any zoning, land uses, operations, or standards for forestry resources, commercial forestry, timber, or logging.<sup>30</sup> The purpose of the Green Zones Program is to address incompatible land uses in proximity to sensitive uses, and forest land is considered neither an incompatible land use nor a sensitive use. None of the four elements of the Green Zones Program include provisions which will allow the conversion of forest land, timberland, or a TPZ to other uses beyond those that already exist.

**Threshold 2.2-5 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?**

Support for this environmental impact conclusion is fully discussed starting on page 2.2-20 in Section 2.2, *Agriculture and Forestry Resources*, in the Initial Study (Appendix B of the Draft PEIR).

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<sup>29</sup> Los Angeles County. Code of Ordinances, Title 22 – Planning and Zoning. Accessed 03 March 2020.  
[https://library.municode.com/ca/los\\_angeles\\_county/codes/code\\_of\\_ordinances?nodeId=TTT22PLZO](https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TTT22PLZO)

<sup>30</sup> Public Draft Green Zones Ordinance (Appendix A to the Initial Study).

**Finding:**

The program will result in no impacts to agriculture and forestry resources in relation to involving 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 mitigation measures are required.

**Facts Supporting Finding:**

With regard to Green Zone Districts, given that there are 0 acres of Farmland, 0 acres of National Forest land, and the Green Zone Districts are located in developed urban communities of the County that do not have a high likelihood for forest land, the program will have no impact, as the revisions do not include provisions which will result in the loss or conversion of forest land or agricultural land to other uses beyond those that already exist. The development standards will apply to specific existing land uses and will not convert agricultural or forest land. With regard to New Sensitive Uses, these revisions contain Farmland and forest land. However, development standards for New Sensitive Uses will have no impact on agricultural or forest land, as they will be implemented as part of a sensitive use being proposed which will not result in impacts to agricultural and forestry resources. With regard to Recycling and Waste Management Revisions, including Supermarket Accessory Recycling Collection Centers, these revisions contain Farmland and forest land. However, development standards for these revisions will have no impact on agricultural or forest land, as they will apply to specific new land uses and will not convert agricultural or forest land. The Supermarket Accessory Recycling Collection Centers revisions will be established on existing parking lots, and no new structures will be built. With regard to Storage Enclosures for Recycling and Solid Waste Revisions, development standards for these revisions will have no impact on agricultural or forest land, as they will apply to specific existing land uses and will not convert agricultural or forest land.

## **C. AIR QUALITY**

**Threshold A-1                      Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?**

Support for this environmental impact conclusion is fully discussed starting on page IV.A-16 in Section IV.A, *Air Quality*, of the Draft PEIR.

**Finding:**

The program will result in less than significant impacts to air quality in relation to conflicting with or obstruction of implementation of the applicable air quality plan. No mitigation measures are required.

**Facts Supporting Finding:**

Air Quality Management Plan (AQMP) population, housing and employment forecasts are based on local plans and policies. Although the program includes zone changes to some parcels, those changes will allow the same types of land uses, but at a lower intensity/density. Thus, the program is consistent with the types, intensity and patterns of land uses envisioned in the Land Use Element of the County General Plan. All four elements will not conflict with or prevent the implementation of the four primary components of the Air Toxic Control strategy in the SCAQMD AQMP: Continue efforts to reduce diesel particulate matter; Control volatile organic compound (VOC) emissions that are most reactive in ozone and/or fine particulate matter (PM<sub>2.5</sub>) formation; Mobile source control strategies that are designed to reduce nitrogen oxide (NO<sub>x</sub>), reactive organic gases (ROG), and PM emissions in order to meet the State Implementation Plan (SIP) commitments in the 2016 AQMP, while also producing co-benefits for a variety of toxic air contaminants (TACs); and Stationary source control strategies that are implemented by the SCAQMD in order to primarily reduce TACs that can create localized impacts to nearby communities. All four elements will not conflict with the AVAQMD AQMP Applicable SIP since the Green Zones Program will neither exacerbate population growth nor change land use patterns. In addition, the changes to the land use and zoning designations for 27 parcels will reduce the intensity of allowable industrial uses. The effect of the program is primarily associated with the updated zoning standards for existing industrial uses. Pallet yards, recycling processing, organic waste, and solid waste



facilities will implement air filtration to reduce pollution and air quality impacts to adjacent sensitive receptors in a manner that is consistent with AVAQMD's mission of being protective of public health. Since the protective measures specified pursuant to the Green Zones Program will not generate VOCs, which are the precursor to O<sub>3</sub>, there will be no effect on AVAQMD SIP. Additionally, all four elements will not conflict with or impede the implementation of the two applicable goals and three related policies of the Air Quality Element of the County General Plan:

- **Goal AQ 1:** Protection from exposure to harmful air pollutants.
  - *Policy AQ 1.1:* Minimize health risks to people from industrial toxic or hazardous air pollutant emissions, with an emphasis on local hot spots, such as existing point sources affecting immediate sensitive receptors. Waste management and recycling involve the use of heavy equipment and on-road vehicles that uses diesel fuels.
- **Goal AQ 2:** The reduction of air pollution and mobile source emissions through coordinated land use, transportation and air quality planning.
  - *Policy AQ 2.1:* Encourage the application of design and other appropriate measures when siting sensitive uses, such as residences, schools, senior centers, daycare centers, medical facilities, or parks with active recreational facilities within proximity to major sources of air pollution, such as freeways.
  - *Policy AQ 2.3:* Support the conservation of natural resources and vegetation to reduce and mitigate air pollution impacts.

**Threshold A-2                      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?**

Support for this environmental impact conclusion is fully discussed starting on page IV.A-26 in Section IV.A, *Air Quality*, of the Draft PEIR.

**Finding:**

The Green Zones Program will result in less than significant impacts to air quality in relation to 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. No mitigation measures are required.

**Facts Supporting Finding:**

The SCAQMD quantitative significance thresholds were used to evaluate the Green Zones Program emissions impacts for criteria pollutant emissions per day during construction and operations. The construction analysis was performed using CalEEMod version 2016.3.2,<sup>31</sup> the official statewide land use computer model designed to provide a uniform platform for estimating potential criteria pollutant and GHG emissions associated with construction of land use projects under CEQA. The model determined that criteria pollutants emissions from facility construction under the program will be less than the established SCAQMD thresholds for CO, NO<sub>x</sub>, ROG (VOC), SO<sub>x</sub>, Total PM<sub>10</sub>, and Total PM<sub>2.5</sub>, and, therefore, the impacts will be less than significant for criteria pollutants from construction. The model determined that criteria pollutants mass emissions from operations under the program will be less than the established SCAQMD thresholds for CO, NO<sub>x</sub>, ROG (VOC), SO<sub>x</sub>, Total PM<sub>10</sub>, Total PM<sub>2.5</sub>, and Fugitive Dust PM<sub>10</sub>, and, therefore, the impacts will be less than significant for criteria pollutants from construction.

Additionally, the SCAQMD's Localized Significance Threshold (LST) methodology was used to analyze the neighborhood scale impacts of NO<sub>x</sub>, CO, PM<sub>10</sub>, and PM<sub>2.5</sub> associated with project specific mass emissions. For most land use projects, the highest daily emission rates occur during the site preparation and grading phases of construction, due to the use of heavy earthmoving equipment. For this reason, a construction LST analysis was performed. The case study site is 1.39 acres in Source-Receptor Area Zone 12 – South Central LA County. The case

<sup>31</sup> California Emissions Estimation Model (CalEEMod™). 2016. Version 2016.3.2. Website (<http://www.caleemod.com/>) accessed October 6, 2020

study input assumptions based on peak daily soil disturbance that normally occurs during the site preparation and grading phases, screening lookup tables, buffer zones, permits, historic development patterns, and a reasonable estimation of construction and operation scenario. These assumptions were used to create a reasonable estimation of construction and operation impacts to estimate the maximum emissions of criteria pollutants that could result from the potential anticipated quantity of permits that may be issued under the Green Zones Program. The LST results demonstrated that on-site emissions of NO<sub>x</sub>, CO, PM<sub>10</sub>, and PM<sub>2.5</sub> from both construction and operations meet the LST passing criteria at the nearest case study receptors, and, thus, impacts will be less than significant for criteria pollutants under a localized threshold analysis.

Finally, greenhouse gas (GHG) emissions were estimated using CalEEMod for facility construction and operations under the Green Zones Program. The SCAQMD officially adopted an industrial facility mass emissions threshold of 10,000 metric tons (MT) CO<sub>2</sub>e per year<sup>32</sup> and has proposed an industrial mass emissions threshold of 10,000 MT CO<sub>2</sub>e per year.<sup>33</sup> The analysis determined that GHG emissions are below the proposed GHG significance threshold for industrial projects and is therefore less than significant.

### **Threshold A-3            Expose sensitive receptors to substantial pollutant concentrations?**

Support for this environmental impact conclusion is fully discussed starting on page IV.A-30 in Section IV.A, *Air Quality*, of the Draft PEIR.

#### **Finding:**

The Green Zones Program will result in less than significant impacts to air quality in relation to exposure of sensitive receptors to substantial pollutant concentrations. No mitigation measures are required.

#### **Facts Supporting Finding:**

All four elements will result in an overall reduction of the concentration of air pollution experienced by sensitive receptors adjacent to the industrial facilities. The net reduction will result from two aspects of the elements: (1) physical separation through buffers and (2) physical separation of sensitive receptors, and other industrial uses through barriers including walls, and landscaping. The New Sensitive Uses element will also include air filtrations that will result in reduced exposure of sensitive receptors to air pollutants. Air filtrations and up-to-date technologies will be implemented to reduce pollution and air quality impacts to adjacent sensitive receptors. These air filtration systems will be installed, along with recycling processing, organic waste, and solid waste facilities, to protect inhabitants at the location of sensitive receptors including in residential units and other rooms intended for human occupancy, as recommended by Department of Public Health to filter out contaminants such as PM<sub>2.5</sub> and PM<sub>10</sub> from adjacent industrial sites. The installation of both air filtrations and walls/fencing will result in reduced impacts of air pollutants to adjacent sensitive uses. The Green Zone Districts, New Sensitive Uses, Recycling and Waste Management Revisions, and Storage Enclosures for Recycling and Solid Waste Revisions elements will reduce emissions and require compliance with new and existing standards. These elements will create new standards for sensitive uses located adjacent to industrial uses. The facilities will not be located in high-risk areas and will include the maintenance of existing facilities. The improvements will reduce direct exposure to sensitive uses adjacent to the placement of the recycling facilities and will not result in an increased impact of pollutants to sensitive receptors. The proper storage of materials and maintenance of facilities will ensure compliance with CALGreen building standards and will ensure the containment of stored materials at the existing facilities. Additionally, the Green Zones Program will not change the pattern or types of land uses allowed under the General Plan. The change to the land use and zoning designations will result in less intense land uses than projected in the General Plan.

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<sup>32</sup> South Coast Air Quality Management District (SCAQMD). 2019. Air Quality Significance Thresholds. Website (<http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-airquality-significance-thresholds.pdf?sfvrsn=2>) accessed October 6, 2020.

<sup>33</sup> South Coast Air Quality Management District (SCAQMD). 2008b. Interim CEQA GHG Significance Threshold for Stationary Sources, Rules and Plans. Website ([http://www.aqmd.gov/docs/default-source/ceqa/handbook/greenhouse-gases-\(ghg\)-ceqasignificance-thresholds/ghgboardsynopsis.pdf?sfvrsn=2](http://www.aqmd.gov/docs/default-source/ceqa/handbook/greenhouse-gases-(ghg)-ceqasignificance-thresholds/ghgboardsynopsis.pdf?sfvrsn=2)) accessed October 6, 2020.

**Threshold A-4                      Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?**

Support for this environmental impact conclusion is fully discussed starting on page IV.A-33 in Section IV.A, *Air Quality*, of the Draft PEIR.

**Finding:**

The Green Zones Program will result in less than significant impacts to air quality in relation to other emissions (such as those leading to odors) adversely affecting a substantial number of people. Development standards for the Green Zones Program will include landscaping barriers, enclosed buildings, fencing, solid walls, signage, paving of permeable areas, and lighting as measures to decrease impacts to surrounding sensitive uses, thereby reducing the risk of emissions adversely affecting a substantial number of people. No mitigation measures are required.

**Facts Supporting Finding:**

Development standards under all four elements of the Green Zones Program will include landscaping barriers, enclosed buildings, fencing, solid walls, signage, paving of permeable areas, and lighting as measures to decrease impacts to surrounding sensitive uses, thereby reducing the risk of emissions adversely affecting a substantial number of people. The implementation of development standards associated with the program will create dust and odors during the construction of the physical improvements, including walls and landscaping. However, the net reduction will result from two factors: (1) physical separation through buffers and (2) physical separation of sensitive uses from other land uses through barriers including walls and landscaping. Although there will be the potential to generate dust and odors from ground-disturbing activities and the use of heavy equipment using diesel fuel to construct the improvements, the impact will be less than significant due to the limited area and duration required for the implementation of such improvements.

## **D.      BIOLOGICAL RESOURCES**

**Threshold B-1                      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 Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?**

Support for this environmental impact conclusion is fully discussed starting on page IV.B-13 in Section IV.B, *Biological Resources*, of the Draft PEIR.

**Finding:**

The Green Zones Program will result in less than significant impacts, either directly or through habitat modifications, to species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the USFWS or CDFW. No mitigation measures are required.

**Facts Supporting Finding:**

Although industrial use areas are typically situated in highly urbanized areas where disturbance and human activity generally preclude suitable habitat for listed or sensitive species, there is the unlikely possibility that a listed species could reside within the boundaries of the program and be impacted by the work activities. In the unlikely event that a federally or state listed species is found to be present at any of the facilities to which the Zoning Designation Revisions apply, the revisions will neither allow nor facilitate the take of any listed species and therefore the impacts are deemed less than significant. Should a listed species or its habitat be identified within the work area, the Green Zones Program will still be required to reduce future impacts to species identified as a candidate, sensitive, or special status species and its habitats through cooperation, information sharing, and program development. The analysis

assumes that the applicant for a project undertaken pursuant to the Green Zones Program will be required to obtain a permit if the project will affect designated critical habitat, or suitable or occupied habitat of a species afforded protection under the federal or California ESA. The ability to obtain an incidental take permit under Section 10 of the federal ESA or Section 2081 of the California Fish and Game Code normally requires demonstration of sufficient measures to preserve the ability of the species to survive and recover in the wild. Compliance with Sections 7, 9, and 10(a) of the federal ESA and/or Section 2081 of the California ESA, and related applicable implementing regulations, as applicable and feasible, will require permitting and associated avoidance and minimization measures that would ensure continued existence of all state and or federally listed and sensitive species. Additional compliance should adhere to applicable implementing regulations from the USFWS, the National Marine Fisheries Service (NMFS), and/or CDFW. The Green Zones Program will result in no impacts during operations in relation to biological resources in relation to state or federally listed species and will instead require the non-conforming uses to come into compliance within 3, 5, or 7 years of adoption. All physical temporary and permanent modifications to the land, including digging, paving, lighting standards, signage standards, maintenance and operations standards, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards will occur in conjunction with approvals of discretionary projects and ministerial projects at the time of modification of existing facilities or construction of new facilities. Of the 134,576 parcels subject to the Green Zones program, only 0.02 percent (281 acres) of all the total acreage of all the parcels are anticipated to be developed. Of these 281 acres, roughly 90 percent are already zoned and developed for specific industrial, recycling and vehicle related uses, and are not likely to contain species identified as a candidate, sensitive, or special status species due to their location and proximity to industrial and manufacturing land uses and absence of natural habitats. Additionally, all of the previously built out areas will be retroactively required to conform with the program within 3, 5, or 7 years. In the unlikely event that a federally or state listed species, or suitable habitat for such species was present, the applicant will be required to comply with the federal and/or California ESA to ensure that there is not an adverse effect to the ability of the species to survive and recover in the wild. As a result, there will be less than significant impacts. However unlikely, species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS, could be potentially present in areas subject to development standards for New Sensitive Uses. In this case, the applicant will be responsible for obtaining all necessary permits under the federal and/or California ESA to keep impacts less than significant.

**Threshold B-2                      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 CDFW or USFWS?**

Support for this environmental impact conclusion is fully discussed starting on page IV.B-17 in Section IV.B, *Biological Resources*, of the Draft PEIR.

**Finding:**

The Green Zones Program will result in less than significant impacts in relation to adverse effects on sensitive natural communities identified in local or regional plans, policies, regulations, or by CDFW or USFWS. No mitigation measures are required.

**Facts Supporting Finding:**

If riparian or sensitive natural communities are found to be present, the revisions will neither allow or facilitate the conversion of riparian habitat or any other sensitive natural communities that would impact their continued existence. The inclusion of the landscaping barriers, enclosures, and paving has the potential to alter the current existing conditions by changing both the amount and availability of water, or other resources needed for the communities to survive. Habitat loss and invasive plants are two of the leading causes of native biodiversity loss. Ultimately, this could result in less than significant impacts to biological resources regarding riparian habitat or any other sensitive natural community provided protection under federal, state, and local laws, regulations, policies, or plans. Implementation of the program elements will result in the construction of new areas of impervious surfaces and increased landscape buffers that could potentially result in direct habitat loss for sensitive natural communities, as well as alter surface water runoff affecting vegetation communities nearby. Over the 21-year planning period, a reasonable estimation of

construction and operation scenario estimates that 1,260 acres of build-out could occur, roughly 90 percent of which is zoned for industrial use areas that are typically situated in highly urbanized areas where disturbance and human activity generally preclude 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 CDFW or USFWS. Additionally, all of the previously built-out areas will be retroactively required to conform with the program within 3, 5, or 7 years. Therefore, the Green Zones Program will result in less than significant impacts to biological resources in regard to sensitive natural communities. Compliance with Section 1600 of the State Fish and Game Code, USFS Land Management Plan, implementing regulations for the USFWS, CDFW, and other related federal, state, and local regulations, will require permitting and associated avoidance and minimization measures that would ensure continued existence of all sensitive natural communities. All physical permanent modifications including maintenance and operations standards, and vehicle circulation standards will occur in conjunction with approvals of discretionary projects and ministerial projects at the time of modification of existing facilities or construction of new facilities.

**Threshold B-3                    Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, etc.) through direct removal, filling, hydrological interruption, or other means?**

Support for this environmental impact conclusion is fully discussed starting on page IV.B-21 in Section IV.B, *Biological Resources*, of the Draft PEIR.

**Finding:**

The Green Zones Program will result in less than significant impacts to biological resources regarding federally protected wetlands as defined by Section 404 of the CWA (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. No mitigation measures are required.

**Facts Supporting Finding:**

The National Wetlands Inventory (NWI) was reviewed, and there are state or federally protected wetlands within the program area that could be potentially impacted by the program. The revisions to the zoning caused by the Green Zones Program will be solely limited to previously developed areas used for industrial purposes, and recycling facilities and are not anticipated to impact any state or federally protected wetlands or any other waters of the United States. The Green Zones Program will generally apply to County industrial and commercial zones. Although “natural” waterways are not typically found in these highly modified areas, water is conveyed through these areas through a variety of means such as through channels, ditches, or storm drains. Often these are subject to the jurisdiction of permitting agencies such as CDFW and the Regional Water Quality Control Board (RWQCB). All construction-related activities will center around previously developed facilities and will neither develop nor promote the development of these waterways. However, several wetland habitat types exist in areas subject to the Zoning Designation with Revision Area, including Estuarine and Marine Deepwater, Freshwater Emergent Wetland, Freshwater Forested/Shrub Wetland, Freshwater Pond, Lake, and Riverine. Compliance with Section 1600 of the State Fish and Game Code, Section 401 and 404 of the Clean Water Act (CWA), implementing regulations for the USFWS, the RWQCB, U.S. Army Corps of Engineers (USACE), the CDFW; and other related federal, state, and local regulations, will require permitting and associated avoidance and minimization measures that would ensure continued existence of all wetlands. Therefore, impacts will be less than significant.

**Threshold B-4                    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?**

Support for this environmental impact conclusion is fully discussed starting on page IV.B-26 in Section IV.B, *Biological Resources*, of the Draft PEIR.

**Finding:**

The Green Zones Program will have less than significant impacts to 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 mitigation measures are required.

**Facts Supporting Finding:**

Implementation of the program elements will result in the construction of new areas of impervious surfaces and increased landscape buffers in already highly developed areas that will not be conducive to wildlife corridors or nursery sites. All physical temporary and permanent modifications to the land, including digging, paving, lighting standards, signage standards, maintenance and operations standards, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards will occur in conjunction with approvals of discretionary projects and ministerial projects at the time of modification of existing facilities or construction of new facilities. These measures to reduce the incompatibility of new sensitive uses with existing industrial uses through development standards such as construction of landscaping and planting trees, buffering, and open space, will not allow or promote development in these wildlife corridors, SEAs, or native nursery sites.

**Threshold B-5**                      **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 other unique native woodlands (juniper, Joshua, southern California black walnut, etc.)?**

Support for this environmental impact conclusion is fully discussed starting on page IV.B-28 in Section IV.B, *Biological Resources*, of the Draft PEIR.

**Finding:**

The Green Zones Program will result in less than significant impacts in relation to adverse effects on oak woodlands and other unique native woodlands. No mitigation measures are required.

**Facts Supporting Finding:**

If oak or native woodlands are found to be present at these facilities, the revisions will neither allow nor facilitate the conversion of any woodland habitat that would impact their continued existence. Construction activities needed for the implementation of the program will require certain digging, paving, lighting standards, signage standards, maintenance and operations standards, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards to be met within subject properties. Implementation of the program elements will result in the construction of new areas of impervious surfaces and increased landscape buffers that could potentially result in direct habitat loss for oak woodlands, as well as alter surface water runoff affecting nearby oak woodland communities. Over the 20-year planning period, a reasonable estimation of construction and operation scenario estimates that 1,260 acres of buildout could occur, roughly 90 percent of which is zoned for industrial use areas that are typically situated in highly urbanized areas where disturbance and human activity generally preclude any oak woodlands or unique native woodlands as defined by the state. Compliance with Section 1600 of the State Fish and Game Code, USFS Land Management Plan, implementing regulations for the USFWS, Native Plant Protection Act; the State Fish and Game Code, the Desert Native Plant Act, the CDFW, the Oak Woodlands Conservation Management Plan; and other related federal, state, and local regulations will require permitting and associated avoidance and minimization measures that will ensure continued existence of all sensitive natural communities. All physical temporary and permanent modifications to the land, including digging, paving, lighting standards, signage standards, maintenance and operations standards, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards will occur in conjunction with approvals of discretionary projects and ministerial projects at the time of modification of existing facilities or construction of new facilities.

**Threshold B-6**                      **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. 22.174), the Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, Ch. 102), Specific Plans (L.A. County Code, Title 22, Ch. 22.46), Community Standards Districts (L.A. County Code, Title 22, Ch. 22.300 et seq.), and/or Coastal Resource Areas (L.A. County General Plan, Figure 9.3)?**

Support for this environmental impact conclusion is fully discussed starting on page IV.B-32 in Section IV.B, *Biological Resources*, of the Draft PEIR.

**Finding:**

The program elements will result in no impacts to biological resources in relation to conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas, the Los Angeles County Oak Tree Ordinance, the Significant Ecological Areas, Specific Plans, Community Standards Districts, and/or Coastal Resource Areas. No mitigation measures are required.

**Facts Supporting Finding:**

All activities will be required to remain in compliance with all local policies or ordinances protecting biological resources. In the case of updated standards for new sensitive uses, the construction of these measures will differ substantially from existing industrial conditions, such that they could have potentially significant impacts to local policies or ordinances protecting biological resources, particularly the Los Angeles County Oak Tree Ordinance. However, all removed or relocated oak trees that fall under the requirements of Los Angeles County Code 22.176.030, will be subject to a minimum of 2:1 replacement ratio and appropriate permitting. Oak trees, and other trees provide essential nesting habitat for nesting birds, and any removal has the potential to disrupt avian species' ability to reproduce. The MBTA and Sections 3503, 3503.5, and 3513 of the California Fish and Game Code prohibit the take of all birds and their active nests including raptors and other migratory nongame birds. In the event that trees are removed, including oak trees, the Recycling and Waste Management Revisions will have to abide by the rules, regulations, and mitigations set forth by the MBTA and California Fish and Game Code. Therefore, the Green Zones Program will have no impacts to tree preservation policies.

**Threshold B-7**                      **Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved state, regional, or local habitat conservation plan?**

Support for this environmental impact conclusion is fully discussed starting on page IV.B-35 in Section IV.B, *Biological Resources*, of the Draft PEIR.

**Finding:**

The Green Zones Program will result in no impacts to any adopted Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP), or other approved state, regional, or local habitat conservation plan. HCPs are protected areas that are designed to protect biodiversity and connect large blocks of federal land to ensure species are able to utilize the most expansive range of habitats available.<sup>34</sup> There are no HCPs with boundaries that intersect with any of the elements within the proposed program. NNCPs are defined by CDFW as a plan for the conservation of natural communities that identifies and provides for the regional or areawide protection and perpetuation of plants, animals, and their habitats. There are no NCCPs with boundaries that intersect with any of the elements within the proposed program site. No mitigation measures are required.

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<sup>34</sup> California Department of Fish and Wildlife. n.d. Natural Community Conservation Planning Program. Accessed June 9, 2020. Available at: <https://wildlife.ca.gov/Conservation/Climate-Science/Case-Studies/NCCP#:~:text=The%20Natural%20Community%20Conservation%20Planning,of%20wildlife%20to%20climate%20change>

### **Facts Supporting Finding:**

In the case of updated standards for existing industrial uses, the construction of these measures will not differ substantially from existing conditions, such that they would impact any HCP, NCCP, or other approved habitat conservation plan. There are no HCPs or NCCPs with boundaries that intersect with any of the elements within the program site.

## **E. ENERGY**

### **Threshold 2.6-1      Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?**

Support for this environmental impact conclusion is fully discussed starting on page 2.6-1 in Section 2.6, *Energy*, of the Initial Study (Appendix B of the Draft PEIR).

### **Finding:**

The program will result in less than significant impacts to energy in relation to resulting in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation. No mitigation measures are required.

### **Facts Supporting Finding:**

The development standards such as construction of landscaping and planting trees, buffering, and open space will not result in substantial changes to existing conditions in relation to consumptive use of energy resources. The motorized equipment used during construction of all four elements will comply with California Air Resources Board (CARB) regulations for diesel programs relating to mobile source, stationary engines, and portable equipment. Construction will not be extensive and will be minimal for individual properties. Construction equipment used during the construction of development standards will be required to comply with CARB regulations to use energy efficient equipment and construction impacts will be short-term and will not be extensive. Construction pursuant to the project related to the energy will be required to comply with energy efficiency standards for design, construction, operation established by State and County regulations which are among the strictest in the nation, including those specifically required pursuant to the Green Building Operation component of the EEP: Green Building, Low-impact Development, and Drought Tolerant Ordinances and thus do not constitute an inefficient use of energy. The majority of the improvements are inanimate objects such as walls, fencing, signage, and lighting that are compliant with Title 31 Green Building Codes and do not involve the use of diesel fuels. The SCAQMD regulates construction equipment and diesel fuel emissions with the SCAQMD. Consistent with the objectives of the SCAQMD Commercial Electric Lawn and Garden Program, the County has required the use of electric and manual commercial lawn and garden equipment, including handheld trimmers, chainsaws, pruners, backpack and handheld leaf blowers, and ride-on, stand-on, and walk-behind lawn mowers for landscape areas required in conjunction with the Green Zones Program. The use of electric and manual tools to maintain landscaping optimizes energy efficiency based on Best Available Current Technology. Once completed, the development improvements will provide long-term environmental benefits for sensitive receptors adjacent to industrial sites, and thus do not constitute a wasteful use of energy. The construction will include improvements to existing industrial sites, and will not result in wasteful, inefficient, or unnecessary consumption of energy resources. Additionally, the Recycling and Waste Management Revisions, specifically, will implement more efficient technologies for the organic and solid waste facilities during operation that are currently not in compliance with CALGreen standards.



**Threshold 2.6-2      Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?**

Support for this environmental impact conclusion is fully discussed starting on page 2.6-7 in Section 2.6, *Energy*, of the Initial Study (Appendix B of the Draft PEIR).

**Finding:**

The program will result in no impacts to energy in relation to conflicting with or obstructing a state or local plan for renewable energy or energy efficiency. No mitigation measures are required.

**Facts Supporting Finding:**

Any new development or expansion of existing development will be required to meet the current development standards of the zone they are permitted in. The new development standards will implement energy-efficient provisions through the use of improved recycling facilities and practices and enforcing proper maintenance of the facilities to reduce emissions and impacts to sensitive receptors. Development standards include landscaping barriers, enclosed buildings, fencing, solid walls, signage, paving of permeable areas, and lighting as measures to decrease impacts to surrounding sensitive uses. In the case of updated standards for existing industrial uses, the construction of these measures will not differ substantially from existing conditions. All improvements required to be constructed, operated, or maintained will be required to conform to the California Energy Code; therefore, there will be no conflict with the California Code. Since, at the time of this analysis, the County General Plan and zoning ordinance does not allow for development of utility scale renewable energy, the development standards will have no effect on the achieving Renewable Portfolio Standard (RPS) established by the State. The RPS aims to reduce emissions and requires private and public utilities to generate 50 percent of their power from renewable sources by 2030. Similarly, energy required for construction, operation, and maintenance of the improvements such as lighting and signs will be provided by public- and investor-owned utilities, such as Southern California Edison, Los Angeles Department of Water and Power, and other private and municipal power companies who are required by the State to achieve RPS. Thus, the program will be consistent with State and County goals that encourage reliance on sustainable renewable energy. Any projects developed under the program's more stringent development standards will be required to comply with the more energy-efficient provisions of the County's Green Building Standards code, the current California Building Standards Code (24 Code of California Regulations) and applicable CALGreen mandatory measures.<sup>35</sup> Similarly, energy required for construction, operation, and maintenance of the improvements such as lighting and signs will be provided by the County's Clean Power Alliance, which provides 100 percent renewable energy to all unincorporated area communities.

Specifically, the Recycling and Waste Management Revisions, including Supermarket Accessory Recycling Collection Centers, will be in compliance with CALGreen and the RPS. The program will support RPS goals by implementing updated technologies and enforcing maintenance to comply with development standards to increase energy efficiency and use more recycled material and renewable energy within the facilities. The components of the program establish conditions and development standards for recycling processing facilities, recycling as an accessory use to a supermarket in all commercial, mixed use, and industrial zones, organic waste facilities, recycling collection and processing facilities, solid waste facilities, and pallet yards. The solid waste and organic waste facilities development standards will establish conditions including composting and in-vessel organic waste conversion and converting solid waste to gas or energy. The clean energy technologies implemented through the program will be in compliance with renewable energy regulations and goals.

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<sup>35</sup> California Building Standards Commission. Effective January 1, 2017. 2016 California Green Building Standards Code. CALGreen (Part 11 of Title 24). <http://www.bsc.ca.gov/Home/CALGreen.aspx>

## F. GEOLOGY AND SOILS

**Threshold 2.7-1**      **Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving 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.**

Support for this environmental impact conclusion is fully discussed starting on page 2.7-3 in Section 2.7, *Geology and Soils*, of the Initial Study (Appendix B of the Draft PEIR).

### **Finding:**

The program will result in less than significant impacts to geology and soils in relation to 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. No mitigation measures are required.

### **Facts Supporting Finding:**

In updating standards for existing land uses, the construction of the measures under all four elements will not differ substantially from existing geologic conditions, such that they will result in significant impacts. The requirements of the Alquist-Priolo Earthquake Fault Zoning Act aim to prevent the construction of residential buildings along traces of active fault. While Alquist-Priolo Earthquake Fault Zones or other active or potentially active faults are located within, near, or projecting toward the program site, the Green Zone Districts, Recycling and Waste Management Revisions, and Storage Enclosures for Recycling and Solid Waste Revisions elements do not include the development of residential or habitable buildings or structures, but rather include new development standards and/or more stringent entitlement process for development. The New Sensitive Uses element will include measures for development of residential or habitable buildings; however, it will not exacerbate existing geologic conditions. Further, through the California Building Code (CBC), building design and construction requirements are implemented to reduce any hazards from earthquakes and safeguard against major structural failures or loss of life caused by earthquakes or seismic related hazards. Implementation of all four elements will be developed in accordance with the California Building Code and the Safety Element of the Los Angeles County General Plan and be consistent with the County's zoning standards and requirements. The program will be required to adhere to the provisions of the CBC, as required by the County Code during the plan check and development review process, thus, reducing potential impacts related to rupture of a known earthquake fault to less than significant levels for all four elements.

**Threshold 2.7-2**      **Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?**

Support for this environmental impact conclusion is fully discussed starting on page 2.7-7 in Section 2.7, *Geology and Soils*, of the Initial Study (Appendix B of the Draft PEIR).

### **Finding:**

The program will result in less than significant impacts to geology and soils in relation to directly or indirectly causing potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking. No mitigation measures are required.

### **Facts Supporting Finding:**

In updating standards for existing land uses, the construction of the measures under all four elements will not differ substantially from existing geologic conditions, such that they will result in significant impacts. Although strong seismic shaking is a risk throughout Southern California region, the program site does not contain any greater risk of

seismic activity or impacts when compared with other areas within Southern California. Further, through the California Building Code, building design and construction requirements are implemented to reduce hazards from earthquakes and safeguard against major structural failures or loss of life caused by earthquakes or other geologic hazards. The County has adopted the most recent version of the CBC by reference and are included in the County Code, Title 26, Chapters 2 through 35. The Green Zone Districts, New Sensitive Uses, Recycling and Waste Management Revisions, and Storage Enclosures for Recycling and Solid Waste Revisions elements of the program will be required to adhere to the provisions of the CBC, as required by the County Code during the plan check and development review process, thus, reducing potential impacts related to strong seismic ground shaking to less than significant levels for all four elements.

**Threshold 2.7-3      Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction and lateral spreading?**

Support for this environmental impact conclusion is fully discussed starting on page 2.7-11 in Section 2.7, *Geology and Soils*, of Appendix B, *Initial Study*, in the Initial Study (Appendix B of the Draft PEIR).

**Finding:**

The program will result in less than significant impacts to geology and soils in relation to directly or indirectly causing potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction. No mitigation measures are required.

**Facts Supporting Finding:**

In updating standards for existing land uses, the construction of the measures under all four elements will not differ substantially from existing geologic conditions, such that they will result in significant impacts. While areas of the program site are situated within CGS-designated Liquefaction Zones, implementation of the program will not exacerbate underlying geologic and seismic conditions at the program site resulting in seismic related ground-failure or liquefaction. The program will be required to adhere to existing building and grading codes including adherence to provisions for grading, soil compaction, and soil preparation/conditioning to minimize hazards related to liquefaction or potential seismic-related ground failure. Compliance with existing state and county regulations, as well as the goals and policies included as part of the program, will ensure that the impacts associated with implementation of all four elements of the program in relation to liquefaction will be minimized to less than significant levels.

**Threshold 2.7-4      Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: Landslides?**

Support for this environmental impact conclusion is fully discussed starting on page 2.7-14 in Section 2.7, *Geology and Soils*, of Appendix B, *Initial Study*, in the Initial Study (Appendix B of the Draft PEIR).

**Finding:**

The program will result in less than significant impacts to geology and soils in relation to directly or indirectly causing potential substantial adverse effects, including the risk of loss, injury, or death involving landslides. No mitigation measures are required.

**Facts Supporting Finding:**

In updating standards for existing land uses, the construction of the measures under all four elements will not differ substantially from existing geologic conditions, such that they will result in significant impacts. Areas of the program are situated on a variety of ground surfaces including relatively level ground and steep mountain/canyon slopes that could be potentially susceptible to slope instability, and, according to the CDMG, areas within the program are situated within a Seismic Hazard Zone. However, while these areas of the are situated within landslide zones,

implementation of the program will not exacerbate underlying geologic and seismic conditions at the program site. The program will be required to adhere to existing building and grading codes including adherence to provisions for grading, soil compaction, and soil preparation/conditioning to minimize hazards related to landslides or potential geologic or soil stability issues. Compliance with existing state and County regulations, as well as the goals and policies included as part of the program, will ensure that the impacts associated with implementation of all four elements of the program in relation to landslides will be minimized to less than significant levels.

**Threshold 2.7-5                      Result in substantial soil erosion or the loss of topsoil?**

Support for this environmental impact conclusion is fully discussed starting on page 2.7-18 in Section 2.7, *Geology and Soils*, of Appendix B, *Initial Study*, in the Initial Study (Appendix B of the Draft PEIR).

**Finding:**

The program will result in no impacts to geology and soils in relation to resulting in substantial erosion of the loss of topsoil. No mitigation measures are required.

**Facts Supporting Finding:**

In updating standards for existing land uses, the construction of the measures under all four elements will not differ substantially from existing geologic conditions, such that they will result in significant impacts. Implementation of all four elements will be developed in accordance with the CBC and the Safety Element of the County General Plan and consistent with the County's zoning standards and requirements. Furthermore, construction activities on any project sites larger than 1 acre will be subject to National Pollutant Discharge Elimination System (NPDES) requirements and the preparation and implementation of a Stormwater Pollution Prevention Plan (SWPPP) will be required, as well as deployment of approved erosion control best management practices (BMP). These measures will reduce all four elements to below the level of significance in relation to substantial erosion of the loss of topsoil.

**Threshold 2.7-6                      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?**

Support for this environmental impact conclusion is fully discussed starting on page 2.7-21 in Section 2.7, *Geology and Soils*, of the Initial Study (Appendix B of the Draft PEIR).

**Finding:**

The program will result in less than significant impacts to geology and soils in relation to being 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. No mitigation measures are required.

**Facts Supporting Finding:**

In updating standards for existing land uses, the construction of the measures under all four elements will not differ substantially from existing geologic conditions, such that they will result in significant impacts. Implementation of all four elements will be developed in accordance with the CBC and the Safety Element of the County General Plan and consistent with the County's zoning standards and requirements. As discussed previously, adherence to existing building and grading codes including provisions for grading, soil compaction, and soil preparation/conditioning to minimize hazards related to liquefaction, subsidence, and other potential geologic or soil stability issues will ensure that the impacts associated with implementation of all four elements of the program, atop unstable geologic units and soil, will be minimized to less than significant levels.

**Threshold 2.7-7            Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?**

Support for this environmental impact conclusion is fully discussed starting on page 2.7-24 in Section 2.7, *Geology and Soils*, of the Initial Study (Appendix B of the Draft PEIR).

**Finding:**

The program will result in less than significant impacts to geology and soils in relation to being located on expansive soil creating substantial risks to life or property. No mitigation measures are required.

**Facts Supporting Finding:**

In updating standards for existing land uses, the construction of the measures under all four elements will not differ substantially from existing geologic conditions, such that they will result in significant impacts. Implementation of all four elements will not involve development of inhabitable or residential buildings or structures. As a result, the elements will not be expected to result in impacts to geology and soils in relation to being located on expansive soil creating substantial risks to life or property. While expansive surficial materials are found within the project area, development of the elements will be in accordance with the County's Code and developed in accordance with the CBC adhering to existing building and grading codes containing provisions for grading, soil compaction, and soil preparation/conditioning to minimize hazards from unstable and expansive soils. The program will also adhere to the Safety Element of the County General Plan and remain consistent with the County's zoning standards and requirements.

**Threshold 2.7-8            Have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater?**

Support for this environmental impact conclusion is fully discussed starting on page 2.7-28 in Section 2.7, *Geology and Soils*, of the Initial Study (Appendix B of the Draft PEIR).

**Finding:**

The program will result in no impacts to geology and soils in relation to having soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater. No mitigation measures are required.

**Facts Supporting Finding:**

While the existing surficial conditions in parts of the program area are those of cohesionless alluvial sands and gravels, there are no elements of the Green Zones Program that will involve the construction or installation of septic tanks or alternative wastewater disposal systems.

**Threshold 2.7-9            Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, Ch.22.104)?**

Support for this environmental impact conclusion is fully discussed starting on page 2.7-30 in Section 2.7, *Geology and Soils*, of the Initial Study (Appendix B of the Draft PEIR).

**Finding:**

The program will result in less than significant impacts to geology and soils in relation to conflicting with the Hillside Management Area Ordinance (L.A. County Code, Title 22, Ch.22.104). No mitigation measures are required.

### **Facts Supporting Finding:**

In the case of updated standards for new sensitive uses, the construction of these measures will not differ substantially from existing conditions, such that they will result in impacts in relation to conflicting with the Hillside Management Area Ordinance (L.A. County Code, Title 22, Ch.22.104). While elements of the Green Zones Program are located within Hillside Management Areas (HMAs), all four elements will be required to comply with the HMA Ordinance and Hillside Design Guidelines, in particular landscaping barriers, enclosures, fencing, solid walls, signage, and lighting. The measures of the Green Zones Program are consistent with the requirements of the five HMA categories: (1) site planning; (2) grading and facilities; (3) road circulation; (4) building design; and (5) landscaping.<sup>36, 37</sup> Thus, the program will not result in significant adverse impacts to the quality of the hillsides or ridgelines and will result in less than significant impacts in relation to conflicting with the Hillside Management Area Ordinance.

## **G. GREENHOUSE GAS EMISSIONS**

### **Threshold 2.8-1      Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?**

Support for this environmental impact conclusion is fully discussed starting on page 2.8-1 in Section 2.8, *Greenhouse Gas Emissions*, of the Initial Study (Appendix B of the Draft PEIR).

### **Finding:**

The program will result in less than significant impacts to greenhouse gas (GHG) emissions in relation to generating GHG emissions, either directly or indirectly, that may have a significant impact on the environment. No mitigation measures are required.

### **Facts Supporting Finding:**

During construction of development standards under all four elements, motorized equipment used during construction will comply with CARB regulations for diesel programs relating to mobile source, stationary engines, and portable equipment. Construction related to the program's technological updates will be short-term and GHG emissions impacts will be addressed under federal, State, and County regulations related to GHG emissions reductions, including those specifically required pursuant to the Green Building Operation component of the EEP: Green Building, Low-impact Development, and Drought Tolerant Ordinances. Compliance with the specified Ordinances ensures consistency the Southern California Association of Governments (SCAG) Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) and the County's Community Climate Action Plan regional goals for target reductions in GHGs.

The operation of the Green Zones Program will have an overall reduction in the direct impact of GHG emissions to surrounding sensitive receptors produced by industrial sites. Significant GHG emission reductions can be achieved through sustainable construction, operation, and renovation of new and existing buildings. California's CALGreen Code includes mandatory measures to support the goals of the State's GHG reduction and building energy efficiency programs. In addition to achieving GHG reductions to meet Assembly Bill (AB) 32 targets, the green building strategy also provides a significant contribution towards meeting the 2050 climate goals. Executive Order S-3-05 calls for reducing greenhouse gas emission reduction for 2020 to 1990 levels; and for 2050, reduce GHG emissions to 80 percent below 1990 levels. The program will contribute to and be in compliance with the building energy efficiency programs by implementing standards which includes buffers, maintenance, air filtration devices, and landscaping which will not result in an increase of GHG emissions and will further protect sensitive uses from industrial, recycling

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<sup>36</sup> County of Los Angeles Department of Regional Planning. Adopted 6 October 2016 and Accessed 31 March 2020. Title 22 – Planning and Zoning – Hillside Management Areas, Chapter 22.56.217 – Section VI: Sensitive Hillside Design Features. Available at: <http://planning.lacounty.gov/hma>.

<sup>37</sup> County of Los Angeles Department of Regional Planning. Accessed 31 March 2020. Hillside Design Guidelines. Available at: <http://planning.lacounty.gov/hma>

and solid waste, and vehicle-related use emissions. The program will ensure compliance of the industrial facilities to reduce direct impacts of GHG emissions.

Furthermore, specific to the Recycling and Waste Management Revisions, the encouragement of the development of organic waste facilities to divert organic waste from landfills and repurposing for repurposing those materials to feed food-insecure people, make carbon sequestering fertilizers and soil amendments, and generate clean, low-carbon renewable energy is consistent with the SCAG RTP/SCS, the County's Community Climate Action Plan, and Statewide legislations for target reductions in GHGs. This element will be consistent with SB 1383 (Lara, Chapter 395, Statutes of 2016), AB 1826 (Chesbro, Chapter 727, Statutes of 2014), AB 1594 (Williams, Chapter 719, Statutes of 2014), and AB 341 (Chapter 476, Statutes of 2011) which set goals for waste reduction, organics infrastructure, and organic waste recycling. Therefore, rather than causing direct or indirect impacts to regional GHG emissions, the Recycling and Waste Management Revisions implement statewide initiatives to facilitate infrastructure to divert organic waste from landfills with a corresponding reduction in anaerobic decomposition of organic materials in landfills which produces CH<sub>4</sub>, a GHG with global warming potential approximately 85 times higher than CO<sub>2</sub> over a 20-year time period. In establishing requirements to progress towards meeting the statewide objective of 75 percent waste diversion, the program will include measures facilitating the diversion of organic waste from landfills to organic waste facilities providing for the diversion of the additional 20 to 31 percent needed to meet the statewide goal of 75 percent. Based on the EPA Waste Reduction Model (WARM) Model Version 15, the County's diversion of 500,000 to 1.03 million tons of organic material will result in a reduction of 88,006.1 to 181,824.02 Metric tons of carbon dioxide equivalent (MTCO<sub>2</sub>e) when compared to the 271,089.92 to 560,071.78 of MTCO<sub>2</sub>e produced resulting in the waste stream to County landfills. As a result, a net reduction of GHG emissions, offsetting construction GHG emissions produced over the course of the phasing of the program, will be expected with the additional waste diversion percentage provided with implementation of the program.

**Threshold 2.8-2                      Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?**

Support for this environmental impact conclusion is fully discussed starting on page 2.8-10 in Section 2.8, *Greenhouse Gas Emissions*, of the Initial Study (Appendix B of the Draft PEIR).

**Finding:**

The program will result in no impacts to greenhouse gas emissions in relation to conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. No mitigation measures are required.

**Facts Supporting Finding:**

Implementation of the elements of the program will not result in increased GHG emissions and will be consistent with all plans, policies, and regulations. The Green Zones Program will be consistent with the SCAG 2016-2040 RTP/SCS and the Climate Change Scoping Plan. The Climate Change Scoping Plan aims to enhance industrial efficiency and competitiveness by extending successful programs to reduce GHG emissions, increase energy cost savings, offer business flexibility to reduce emissions at low cost and provide clear policy and market direction. The development standards will ensure compliance with the Climate Change Scoping Plan's goals. It is consistent with the Climate Change Scoping Plan and the 2016-2040 RTP/SCS by promoting environmental protection and public health by reducing and containing harmful air pollutants from the facilities. The program will be consistent with SCAG 2016-2040 RTP/SCS strategies by requiring compliance of existing development standards to better the existing safety and health of surrounding communities and will increase effectiveness by improving existing facilities. The program does not include the construction of any facilities or structures, but rather improvements to existing facilities. The improvements include physical barriers, better maintenance of stored materials, and height restrictions and standards which will result in contained materials and enclosures. Air filtrations and other updated technologies will be implemented to reduce pollution and GHG emissions. Air filtrations and landscaping buffers will reduce exposure of adjacent sensitive uses to emissions from industrial facilities. The maintenance to existing facilities and improvements will result in reduced air pollutants. The program will also be consistent with the County's Community Climate Action

Plan by focusing on public health and community well-being through the requirement of development standards for industrial facilities. The Green Zones Program is consistent with Statewide Legislation for the reduction of GHG emissions associated through diversion of organic waste from landfills: Senate Bill (SB) 1383, AB 1826, AB 1594, and AB 341.

## **H. HAZARDS AND HAZARDOUS MATERIALS**

### **Threshold D-1                    Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?**

Support for this environmental impact conclusion is fully discussed starting on page IV.D-14 in Section IV.D, *Hazards and Hazardous Materials*, of the Draft PEIR.

#### **Finding:**

The Green Zones Program will result in less than significant impacts to hazards and hazardous materials in relation to creation of a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials. No mitigation measures are required.

#### **Facts Supporting Finding:**

The Green Zones Program will include new regulations for recycling and solid waste facilities but will not result in an increase in locations where such land uses are allowable. Implementation of the Green Zones Program will involve construction of fencing and solid walls, temporary truck trips during construction that will not differ substantially from existing conditions, and maintenance to existing facilities. The construction will be minimal and short-term. While the program will involve new regulations for recycling and solid waste facilities, including for the construction of buffers such as enclosed rooms or storage areas, to provide safely accessible storage and collection of waste, recyclable materials, and organic materials to building occupants and waste and recycling haulers in compliance with Title 14, Division 7 (Natural Resources) of the California Code of Regulations, the Green Zones Program will not regulate the current operations regarding transport, use, and disposal of hazardous material at these facilities or alter the requirements for these activities. All routine transport, use, and disposal of hazardous material at these facilities will be required to comply with all applicable existing local, state, and federal regulations in relation to hazardous waste and transport. Additionally, a CUP will be required for the development of new principal use recycling and solid waste facilities. The new requirements under the program must comply with applicable existing federal, state and local regulations related to hazardous materials (Resource Conservation and Recovery Act [RCRA], Comprehensive Environmental Response Compensation and Liability Act [CERCLA], Title 22 and Section 6.95 of the Health and Safety Code [HSC]) as discussed above. Implementation of any required improvements will involve the transport and use of hazardous materials such as solvents, and man-made mineral fibers over minimal distances, and over short-term construction periods.<sup>38</sup> The Los Angeles County Fire Department (LACFD) is required to regulate hazardous materials business plan and chemical inventory, hazardous waste and tiered permitting, underground storage tanks (UST), and risk-management plans. The Green Zones Program will not exempt any property owner from the provisions of Occupational Safety and Health Act, Hazardous Materials Transportation Act, the RCRA, CERCLA, Emergency Planning and Community Right-To-Know Act, Federal Emergency Management Act, Los Angeles County Code, Title 11 – Health and Safety that regulate the transport, storage, production, use, or disposal of hazardous materials in the County. Required compliance with these regulations will ensure impacts related to transport, use and disposal of hazardous materials will be less than significant.

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<sup>38</sup> Craig, Duane. 8 May 2017. Construction's Most Common Hazardous Substances. <https://jobsite.procore.com/hazardous-building-materials-in-construction/>



**Threshold D-2                    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?**

Support for this environmental impact conclusion is fully discussed starting on page IV.D-18 in Section IV.D, *Hazards and Hazardous Materials*, of the Draft PEIR.

**Finding:**

The Green Zones Program will result in less than significant impacts in regard to the creation of 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. No mitigation measures are required.

**Facts Supporting Finding:**

The revisions to the development standards that have the potential result in physical changes in the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment include the allowed use of alternative fencing materials, required solid wall screening where certain facilities are not enclosed, expanded landscaping buffers between incompatible uses, required paving, lighting standards, signage standards, maintenance and operations standards, air filtration devices, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties.

A total of 379 hazardous sites have been identified in the Green Zone Districts, 1,236 hazardous sites identified in the in the New Sensitive Uses parcels, and 1,091 hazardous sites identified in parcels subject to the Recycling and Waste Management Revisions. The use of hazardous materials is typically associated with industrial land uses at locations where the elements of the program apply. Activities such as manufacturing, plating, cleaning, refining, and finishing frequently involve chemicals that are considered hazardous when accidentally released into the environment. The historic land uses have known sources of hazardous materials, including vehicular use of roadways, fuels station, adjacent rail and bus uses, and industrial land uses. The potential presence of hydrocarbons, metals, and persistent pesticides in soil along roads and industrially zoned parcels represents a potential environmental concern. Elevated concentrations of lead (from use of leaded gasoline) and other metals are sometimes associated with older roadways. Many of the improvements required pursuant to the Green Zone Districts development standards will require some grading or excavation with the potential to disturb underlying soil, in order to establish landscaping barriers, enclosures, fencing, solid walls, signage, paving of permeable areas, and lighting. These improvements will be required where the program implements new standards for new and existing industrial uses. Implementation of the improvements has the potential to encounter known and unknown hazardous materials sites and result in a release of hazardous materials into to the environment.

However, the program includes language requiring that property owners required to meet the Green Zone Districts standards will need to provide evidence that the property has received clearance from the appropriate State agency in order to begin construction on the site. This applies to all four elements and reduces impacts to below the level of significance. Thus, the operation and maintenance of the improvements required in association with the Green Zones Program will not result in foreseeable risk of upset or release of hazardous materials to the environment.

Furthermore, the program does not exempt any property owner from the provisions of Occupational Safety and Health Act, Hazardous Materials Transportation Act, RCRA, CERCLA, Emergency Planning and Community Right-To-Know Act, Federal Emergency Management Act, Los Angeles County Code, Title 11 – Health and Safety that regulate the transport, storage, production, use, or disposal of hazardous materials in the County. These requirements and regulations are specific to each potential hazard associated with a facility's chemical inventory list. Required compliance with these regulations will ensure impacts related to release of hazardous materials will be less than significant.

**Threshold D-3                    Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?**

Support for this environmental impact conclusion is fully discussed starting on page IV.D-22 in Section IV.D, *Hazards and Hazardous Materials*, of the Draft PEIR.

**Finding:**

The Green Zones Program will result in less than significant impacts to hazards and hazardous materials in relation to emitting hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. No mitigation measures are required.

**Facts Supporting Finding:**

Implementing the requirements of the Green Zones Program may create hazardous emissions or require handling of hazardous or acutely hazardous materials, substances or waste and could have an impact on existing or proposed schools within one-quarter mile of parcels subject to the program. The use of hazardous materials is typically associated with industrial land uses to which the program applies. Activities such as manufacturing, plating, cleaning, refining, and finishing frequently involve chemicals that are considered hazardous when accidentally released into the environment. The historic land uses in and adjacent to Green Zones have known sources of hazardous materials, including vehicular use of roadways, fuels station, adjacent rail and bus uses, and industrial land uses. The potential presence of hydrocarbons, metals, and persistent pesticides in soil within or adjacent to parcels subject to the program represents a potential environmental concern. Elevated concentrations of lead (from use of leaded gasoline) and other metals are sometimes associated with older roadways and also represent a potential environmental concern. Additionally, implementation of improvements will have the potential to encounter known and unknown hazardous materials sites. There are 269 schools within 500 feet of the program elements. This number includes private and charter schools, public elementary, public middle, and public high schools.

However, the program includes language requiring that property owners will need to provide evidence that the property has received clearance from the appropriate State agency in order to begin construction on the site. This applies to all four program elements. Adherence to this requirement will result in less than significant impacts to hazards and hazardous materials in relation to emitting hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

**Threshold D-4                    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?**

Support for this environmental impact conclusion is fully discussed starting on page IV.D-25 in Section IV.D, *Hazards and Hazardous Materials*, of the Draft PEIR.

**Finding:**

The Green Zones Program will result in less than significant impacts in relation to being located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5. No mitigation measures are required.

**Facts Supporting Finding:**

Implementing the requirements of the Green Zones Program may create hazardous emissions or require construction activities that may result in ground disturbance that has the potential to expose people to hazardous materials from previous industrial activities. The use of hazardous materials is typically associated with industrial land uses to which the Green Zones Program applies. Activities such as manufacturing, plating, cleaning, refining, and finishing frequently involve chemicals that are considered hazardous when accidentally released into the environment. The

historic land uses in and adjacent to Green Zones have known sources of hazardous materials, including vehicular use of roadways, fuels station, adjacent rail and bus uses, and industrial land uses. The potential presence of hydrocarbons, metals, and persistent pesticides in soil within the Green Zone Districts and other industrial areas of the County represents a potential environmental concern. Elevated concentrations of lead (from use of leaded gasoline) and other metals are sometimes associated with older roadways also represent a potential environmental concern. There are 1,337 hazardous waste sites in parcels subject to the Green Zones Program identified in the U.S. EPA RCRA, GeoTracker, and EnviroStor databases. Implementing the requirements of the Green Zones Program may create hazardous emissions or require construction activities that may result in ground disturbance that has the potential to expose people to hazardous materials from previous industrial activities. However, the program includes language requiring that property owners will need to provide evidence that the property has received clearance from the appropriate State agency in order to begin construction on the site. This applies to all four program elements and will reduce impacts to below the level of significance. Additionally, the program does not exempt any property owner from the provisions of Occupational Safety and Health Act, Hazardous Materials Transportation Act, RCRA, CERCLA, Emergency Planning and Community Right-To-Know Act, Federal Emergency Management Act, Los Angeles County Code, Title 11 – Health and Safety that regulate the transport, storage, production, use, or disposal of hazardous materials in the County.

**Threshold D-5            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 or excessive noise for people residing or working in the project area?**

Support for this environmental impact conclusion is fully discussed starting on page IV.D-29 in Section IV.D, *Hazards and Hazardous Materials*, of the Draft PEIR.

**Finding:**

The Green Zones Program will result in less than significant impacts to hazards and hazardous materials in regard to being 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, resulting in a safety hazard or excessive noise for people residing or working in the project. No mitigation measures are required.

**Facts Supporting Finding:**

There are 25 airports in Los Angeles County. Of these, 10 are located within unincorporated areas of the County and 18 are within 2 miles of the parcels that will be subject to the Green Zones Program. However, the improvements will not include the development of housing. In addition, none of the improvements will require an increase in number of people working at locations within 2 miles of airport, as there will be no change in the underlying land use. Therefore, there will be no change to the existing condition in relation to public airports.

**Threshold D-6            For a project in the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?**

Support for this environmental impact conclusion is fully discussed starting on page IV.D-31 in Section IV.D, *Hazards and Hazardous Materials*, of the Draft PEIR.

**Finding:**

The Green Zones Program will result in less than significant impacts to hazards and hazardous materials in relation to being in the vicinity of a private airstrip, resulting in a safety hazard for people residing or working in the Project Area. No mitigation measures are required.

**Facts Supporting Finding:**

There are 11 private airstrips in the County. However, the proposed improvements will not include the development of housing. In addition, none of the improvements will require an increase in number of people working in the vicinity of a private airstrips, as there will be no change in the underlying land use. Therefore, there will be no change to the existing condition in relation to private airstrips.

**Threshold D-7                      Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?**

Support for this environmental impact conclusion is fully discussed starting on page IV.D-34 in Section IV.D, *Hazards and Hazardous Materials*, of the Draft PEIR.

**Finding:**

The Green Zones Program will result in no impacts to hazards and hazardous materials in relation to impairing the implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. No mitigation measures are required.

**Facts Supporting Finding:**

As the program will not result in changes to any existing roadways, there will be no effect on emergency access. Although the Green Zones Program will require an increase in minor construction projects in the County to meet the requirements, these measures will be too minor to require lane closures or partial lane closures that could obstruct emergency access routes. The program is intended to improve compatibility between land uses by increasing setbacks between industrial uses and sensitive uses; locate storage, enclosure, buffers, signage, and maintenance to be safely accessible by building occupants and waste and recycling haulers; and establish standards for fences and walls, paving, landscaping, and screening. Additionally, pursuant to the Mobility Element of the County General Plan,<sup>39</sup> the County will review land development projects to ensure appropriate roadway transitions and multimodal connectivity that will allow the most efficient movement of traffic during an emergency or evacuation.

**Threshold D-8                      Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?**

Support for this environmental impact conclusion is fully discussed starting on page IV.D-37 in Section IV.D, *Hazards and Hazardous Materials*, of the Draft PEIR.

**Finding:**

The Green Zones Program will result in less than significant impacts to hazards and hazardous materials in relation to the exposure of people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving fires because the project has inadequate fire access, water pressure, or proximity to a hazardous land use. No mitigation measures are required.

**Facts Supporting Finding:**

The program does not change, and requires compliance with, the County's programs, standards, and regulatory programs for fuel management and fire protection. The improvements that will be required pursuant to the program will not expose people or structures to fire risk. The measures and development standards that will be required in all four elements of the Green Zones Program will comply with enclosure standards including site setback, maintenance and operation standards, and access and vehicle circulation standards, and will avoid rather than obstruct or impair emergency response plans or evacuation routes. Implementation of the Green Zones Program will not differ

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<sup>39</sup> Los Angeles County General Plan 2035, Public Review Draft. January 2014. Mobility Element.

substantially from existing conditions, such that they will result in inadequate water and pressure to meet fire flow standards or result in a hazard due to proximity to land use that have the potential for dangerous fire hazard.

#### *Fire Access*

Improvements will be accomplished within the subject properties and will not require lane closures or other temporary impairment of emergency response plans or evacuation routes. When emergency response or evacuation orders are issued, evacuation routes, temporary shelter facilities, public alerts and warnings plus procedures will be provided by County Sheriff and Fire personnel based on the disaster to facilitate the evacuation process.<sup>40</sup> Emergency response and evacuation routes are already in place throughout the county where current Fire Department services such as fire, safety, and emergency medical services are provided to all the unincorporated areas as well as contracted cities within the County. The Operational Area Emergency Response Plan (OAERP) includes short- and long-term emergency response and recovery capability, emergency procedures, and emergency management routes in Los Angeles County which will facilitate the evacuation process during a fire.

#### *Fire Flow Standards*

There is sufficient water supply to support the anticipated incremental increase for construction of walls and operation and maintenance of irrigated landscaped. Water sources include various sources such as the imported water, groundwater, and recycled wastewater. Water supply in the program area is served by the Metropolitan Water District of Southern California (MWD) and various member agencies to maintain sufficient water supplies, and they continue to implement water conservation projects and emergency supplies. The program's development standards will not result in water consumption that will decrease the water and pressure such that they would be inadequate to meet fire flow standards.

#### *Land Use Proximity*

The development standards required for under each element, such as for solid walls and planting trees, will comply with enclosure standards including site setback, maintenance and operation standards, and access and vehicle circulation standards, plus Fire Codes and standards for fire prevention, will avoid rather than expose people to pollutants from nearby land uses. In addition, the County Fire Department along with Public Works assists, supports, and institutes a variety of regulatory programs and standards that includes vegetation management, pre-fire management and planning, fuel modification plan review program, and brush clearance inspections, enforcement of fire and building codes as well as Title 32 requirements of the fire code related to development in Fire Hazard Safety Zones.<sup>41,42</sup> Additionally, the purpose of the Green Zones Program is to implement development standards on incompatible land uses where sensitive uses are in close proximity to industrial, recycling and solid waste, or vehicle-related uses. Sensitive uses, such as dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory to a place of worship, are not land uses typically associated with wildfire hazards. Additionally, the implementation of the required development standards will not differ substantially from existing conditions, as they will be minor additions to existing or new construction. All new development will be required to meet existing regulations regarding fire hazards and prevention.

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<sup>40</sup> County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Los Angeles County General Plan 2035: Safety Element. [http://planning.lacounty.gov/assets/upl/project/gp\\_final-general-plan-ch12.pdf](http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch12.pdf)

<sup>41</sup> County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Los Angeles County General Plan 2035: Safety Element. <http://planning.lacounty.gov/generalplan/generalplan>

<sup>42</sup> County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Los Angeles County General Plan 2035: Safety Element. <http://planning.lacounty.gov/generalplan/generalplan>

**Threshold D-9 Does the proposed use constitute a potentially dangerous fire hazard?**

Support for this environmental impact conclusion is fully discussed starting on page IV.D-44 in Section IV.D, *Hazards and Hazardous Materials*, of the Draft PEIR.

**Finding:**

The Green Zones Program will result in less than significant impacts to hazards and hazardous materials in regard to a proposed use that constitutes a potentially dangerous fire hazard. No mitigation measures are required.

**Facts Supporting Finding:**

The program does not change, and requires compliance with, the County's programs, standards, and regulatory programs for fuel management and fire protection. The improvements that will be required pursuant to the program will not expose people or structures to fire risk. The measures and development standards that will be required in all four elements of the Green Zones Program will comply with enclosure standards including site setback, maintenance and operation standards, and access and vehicle circulation standards, will avoid rather than obstruct or impair emergency response plans or evacuation routes. In addition, improvements will be accomplished within the properties and will not require lane closures or other temporary impairment of emergency response plans or evacuation routes. The implementation of measures required for the Green Zones Program will not differ substantially from existing conditions, such that they would result in inadequate water and pressure to meet fire flow standards or result in a hazard due to proximity to land use that have the potential for dangerous fire hazard.

## **I. HYDROLOGY AND WATER QUALITY**

**Threshold E-1 Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?**

Support for this environmental impact conclusion is fully discussed starting on page IV.E-26 in Section IV.E, *Hydrology and Water Quality*, of the Draft PEIR.

**Finding:**

The Green Zones Program will result in less than significant impacts to hydrology and water quality in relation to violating water quality standards or waste discharge requirements or otherwise substantially degrading surface or ground water quality. No mitigation measures are required.

**Facts Supporting Finding:**

Although the Green Zones Program will require paving of new areas to protect water quality from contaminants associated with industrial uses, thereby increasing impervious surfaces, and will include construction activities which may exposed storm water flows to pollutants, the program will result in less than significant impacts due to compliances with the National Pollutant Discharge Elimination System (NPDES) and Low Impact Development (LID). For sites larger than 1 acre, construction activities that will be required as a result of the program are required to comply with the NPDES, LID Ordinance, and MS-4 Permit. The NPDES stormwater program regulates some stormwater discharges from three potential sources: municipal separate storm sewer systems (MS4s), construction activities, and industrial activities. Therefore, in order to operate the proposed sites, an NPDES permit will be required pursuant to MS4 before stormwater can be discharged. This permitting mechanism is designed to prevent stormwater runoff from washing harmful pollutants into local surface waters. Furthermore, all sites within the program area and under the Green Zones Program will be required to comply with LID ordinance regardless of acreage requirements under the NPDES, thus requiring greater stringency in development standards under the program. Implementation of the development standards required by the program will be subject to the County LID

Ordinance, which will reduce potential impacts to water quality as a result of paving and increased impervious surfaces to a less than significant level.<sup>43</sup> All improvements required as a result of the Green Zones Program will be required to comply with the County LID Ordinance. Under the LID Ordinance, a project applicant must submit an LID Plan for review and approval by the Director of Public Works that provides a comprehensive, technical discussion of how the program will comply with the requirements of the LID Ordinance and LID Standards Manual. Therefore, construction activities will result in less than significant impacts to hydrology and water quality in relation to surface water quality and waste discharge.

Operation activities will also result in less than significant impacts. After the required standards have been implemented for the operations phase of the program, new impervious areas may increase surface runoff containing typical pollutants generated on industrial land uses, which could result in water quality impacts to nearby surface water bodies. However, the County's LID Standards Manual requires developments to manage stormwater runoff.<sup>44</sup> According to the County's LID Standards Manual, all Designated Projects must retain 100 percent of the Storm Water Design Volume (SWQDV) on-site through infiltration, evapotranspiration, stormwater runoff harvest and use, or a combination thereof unless it is demonstrated that it is technically infeasible to do so. The development of the Green Zones Program standards will be subject to the County LID Ordinance to reduce the direct and indirect impacts of the development. In addition, the Green Zones Program will expand requirements of the County's LID Ordinance to include all parcels within the program area to be subject to the LID Ordinance.

**Threshold E-2                      Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?**

Support for this environmental impact conclusion is fully discussed starting on page IV.E-33 in Section IV.E, *Hydrology and Water Quality*, of the Draft PEIR.

**Finding:**

The Green Zones Program will result in less than significant impacts in relation to hydrology and water quality in relation to a decrease in groundwater supplies or interfering substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. No mitigation measures are required.

**Facts Supporting Finding:**

Less than 10 percent of the affected parcels area are located as high priority for groundwater management, and the County has required that all affected parcels comply with LID Standards Manual, which requires the incorporation of best management practices to enhance the removal of pollutants prior to water infiltrating into groundwater and to offset the loss of pervious surface with bioswales and other opportunities to enhance infiltration.

Construction impacts due to the increase in impervious surfaces will be temporary. The Green Zones Program will comply with the County's LID Ordinance in order to minimize the effects of construction activities related to the program on groundwater recharge. As stated in the County of Los Angeles LID Standards Manual, in order to enhance pollutant removal and groundwater recharge benefits, improvements can be made through the use of LID strategies, which are incorporated into the 2012 MS4 Permit and LID Ordinance.<sup>45</sup> Ground water recharge can be achieved through the LID practices such as infiltration. In addition, the Green Zones Program does not require construction activities that would involve the use of groundwater.

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<sup>43</sup> County of Los Angeles. February 2014. Low Impact Development Standards Manual. <https://dpw.lacounty.gov/ldd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>

<sup>44</sup> County of Los Angeles. February 2014. Low Impact Development Standards Manual. <https://dpw.lacounty.gov/ldd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>

<sup>45</sup> County of Los Angeles. February 2014. Low Impact Development Standards Manual. Available at: <https://dpw.lacounty.gov/ldd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>

Operation impacts through the implementation of development standards required by the program will create new areas of impervious surfaces. However, implementation of the development standards required by the program will be subject to the County LID Ordinance involving measures to reduce stormwater runoff. The LID Standards Manual provides guidance and requirements for the implementation of stormwater quality control measures in new development and redevelopment projects in unincorporated areas of the County with the intention of improving water quality and mitigating potential water quality impacts from stormwater and non-stormwater discharges.<sup>46</sup> Thus, groundwater infiltration as a result of loss of pervious surface is expected to be offset with bioswales and other opportunities to enhance infiltration.

**Threshold E-3      Substantially alter the existing drainage pattern of the site or area, including through the alteration of a Federal 100-year flood hazard area or County Capital Flood floodplain; the alteration of the course of a stream or river; or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site?**

Support for this environmental impact conclusion is fully discussed starting on page IV.E-38 in Section IV.E, *Hydrology and Water Quality*, of the Draft PEIR.

**Finding:**

The Green Zones Program will result in less than significant impacts to hydrology and water quality in relation to substantially altering the existing drainage pattern of the site or area, including through the alteration of a Federal 100-year flood hazard area or County Capital Flood floodplain, the alteration of the course of a stream or river, or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site. No mitigation measures are required.

**Facts Supporting Finding:**

Where development is proposed within the Federal Emergency Management Agency (FEMA) 100-year flood hazard area or the County Capital Floodplain, the County requires a Hydrologic Engineering Center River Analysis System (HEC-RAS) analysis to demonstrate that the proposed development will be adequately protected from the County Capital Floodplain (which is a more rigorous standard than the FEMA 100-year flood hazard area) and requires that development have no substantial change to the water surface level or frequency of inundation upstream or downstream of the proposed development; therefore, the Green Zones Program will have no impact to hydrology and water quality in relation to substantially altering the existing drainage pattern of the site or area in floodplains in a manner that would result in substantial erosion or siltation on or off site as a result of construction activities. National Flood Insurance Program (NFIP) regulations prohibit new development and substantial improvement to or repair of substantially damaged structures (over 50 percent of the structure's pre-improvement/damage value) within a floodway that could cause any increase in flood heights (because it can impact adjoining properties) without appropriate mitigation of the increased flood heights and notification to the property owners that are within the extent of the increased flood heights.<sup>47</sup> The County has also created development regulations in County-mapped floodways to prohibit new development, substantial improvement to or repair of substantially damaged structures within a floodway that could cause any increase in flood heights (because it can impact adjoining properties) without appropriate avoidance measures related to increased flood heights and notification to the property owners that are within the extent of the increased flood heights. In addition, the County has prohibited development in FEMA 100-year flood hazard zones. As such, the Green Zones Program will not develop infrastructure in a FEMA 100-year flood zone and thus will not alter existing drainage patterns of sites subject to the GZ program in floodplains. Furthermore, the construction of these program elements in relation to individual properties will not differ substantially from existing conditions, as these measures will be minor additions to existing industrial land uses.

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<sup>46</sup> County of Los Angeles. February 2014. Low Impact Development Standards Manual. Available at: <https://dpw.lacounty.gov/idd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>

<sup>47</sup> Federal Emergency Management Agency. Accessed October 1, 2020. Participation in the National Flood Insurance Program. Available at: <https://www.fema.gov/participation-national-flood-insurance-program>



Further, implementation of the development standards required by the Green Zones Program will be subject to the County of Los Angeles LID Ordinance, which will prevent substantial erosion or siltation. In addition, the Green Zones Program will expand the LID Ordinance requirements from parcels of 1 acre or more to all parcels within the program area.

**Threshold E-4**                      **Substantially alter the existing drainage pattern of the site or area, including through the alteration of a Federal 100-year flood hazard area or County Capital Flood floodplain; the alteration of the course of a stream or river; or through the addition of impervious surfaces, in a manner which would: Substantially increase the rate, amount, or depth of surface runoff in a manner which would result in flooding on- or offsite?**

Support for this environmental impact conclusion is fully discussed starting on page IV.E-44 in Section IV.E, *Hydrology and Water Quality*, of the Draft PEIR.

**Finding:**

The Green Zones Program will result in less than significant impacts to hydrology and water quality in relation to substantially altering the existing drainage pattern of the site or area, including through the alteration of a Federal 100-year flood hazard area or County Capital Flood floodplain; the alteration of the course of a stream or river; or through the addition of impervious surfaces, in a manner which would substantially increase the rate, amount, or depth of surface runoff in a manner which would result in flooding on- or offsite. No mitigation measures are required.

**Facts Supporting Finding:**

Where development is proposed within the FEMA 100-year flood hazard area or the County Capital Floodplain, the County requires an HEC-RAS analysis to demonstrate that the proposed development will be adequately protected from the County Capital Floodplain (which is a more rigorous standard than the FEMA 100-year flood hazard area) and requires that development have no substantial change to the course of a stream or river, or through the addition of impervious surfaces, in a manner which would substantially increase the rate, amount or depth of surface runoff which would result in flooding on- or off-site. NFIP regulations prohibit new development and substantial improvement to or repair of substantially damaged structures (over 50 percent of the structure's pre-improvement/damage value) within a floodway that could cause any increase in flood heights (because it can impact adjoining properties) without appropriate mitigation of the increased flood heights and notification to the property owners that are within the extent of the increased flood heights.<sup>48</sup> However, the County has created development regulations in County-mapped floodways to prohibit new development, substantial improvement to or repair of substantially damaged structures within a floodway that could cause any increase in flood heights (because it can impact adjoining properties) without appropriate avoidance measures related to increased flood heights and notification to the property owners that are within the extent of the increased flood heights. In addition, the County generally prohibits development of the land uses that are the subject of the Green Zones Program in the FEMA 100-year flood hazard zones or the County Capital Floodplain. As such, the facilities required in conjunction with the new development standards of the Green Zones Program will not facilitate development of structures or buildings within the FEMA 100-year flood zone or the County Capital Floodplain beyond that allowed in the authorized County General Plan and thus will not alter existing drainage patterns of sites subject to the Green Zones Program in floodplains.

During the implementation phase of the program, an increase in runoff from individual properties could result in impacts to surface water bodies which may increase the flooding off-site and downstream. However, the Green Zones Program will be required to comply with County LID Ordinance, which will prevent substantial erosion and

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<sup>48</sup> Federal Emergency Management Agency. Accessed October 1, 2020. Participation in the National Flood Insurance Program. Available at: <https://www.fema.gov/participation-national-flood-insurance-program>

siltation.<sup>49</sup> Implementation of the development standards required by the program will be subject to the County LID Ordinance, which will help prevent substantial flooding. Further, the Green Zones Program will expand the LID Ordinance requirements to include all parcels within the program area. BMP measures such as vegetated swales or storm drains may be used to intercept, divert, and convey off-site drainage through or around the project site to prevent flooding or erosion that might otherwise occur, and required maintenance to ensure proper installation and functionality of BMPs. Further, the MS4 Permit imposes BMPs in order maintain a level of acceptable runoff conditions through the implementation of practices, devices that mitigate stormwater quality problems. In addition, the Green Zones Program will be subject to the requirements articulated in Section 404 of the Federal Clean Water Act and Section 1600 of the California Fish and Game Code, which require no net loss of habitat functions or values. Compliance will reduce potential impacts to less than significant levels.

**Threshold E-5**      **Substantially alter the existing drainage pattern of the site or area, including through the alteration of a Federal 100-year flood hazard area or County Capital Flood floodplain; the alteration of the course of a stream or river; or through the addition of impervious surfaces, in a manner which would 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?**

Support for this environmental impact conclusion is fully discussed starting on page IV.E-50 in Section IV.E, *Hydrology and Water Quality*, of the Draft PEIR.

**Finding:**

The Green Zones Program will result in less than significant impacts in to hydrology and water quality in relation to substantially altering the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would 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. No mitigation measures are required.

**Facts Supporting Finding:**

The facilities required in conjunction with the new development standards of the Green Zones Program will not facilitate development of structures or buildings within the FEMA 100-year flood zone or the County Capital Floodplain beyond that allowed in the authorized County General Plan and thus will not alter existing drainage patterns of sites subject to the program in floodplains. Increased runoff from individual properties during the construction phase may exceed existing stormwater drainage infrastructure, and the runoff may contain the typical pollutants generated on industrial land uses which could result in water quality impacts to storm drains. The primary development of concern is the paving of permeable areas, as they could be converted to impervious areas that may increase runoff of typical pollutants generated on industrial land uses which could result in water quality impacts. Increased runoff from individual properties may exceed existing stormwater drainage infrastructure, and the runoff may contain the typical pollutants generated on industrial land uses which could result in water quality impacts to storm drains. However, impacts during construction will be temporary. The County's most recent MS4 Permits require that stormwater management provide a more comprehensive approach to address stormwater runoff which will minimize impacts related to stormwater drainage systems. The implementation of the development standards required by the Green Zones Program will be subject to the County LID Ordinance to avoid potential impacts during construction.<sup>50</sup> Compliance with the County LID Ordinance will avoid potential impacts during construction. Further, conformance with the County's MS-4 permit requirements, site specific SWPPP requirements, proper installation, and maintenance of applicable BMPs during operation will avoid potential impacts related to stormwater runoff. The revisions will not substantially alter the existing conditions on individual properties. During operation, the

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<sup>49</sup> County of Los Angeles. February 2014. Low Impact Development Standards Manual. <https://dpw.lacounty.gov/ldd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>

<sup>50</sup> County of Los Angeles. February 2014. Low Impact Development Standards Manual. Available at: <https://dpw.lacounty.gov/ldd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>

implementation of the development standards required by the Green Zones Program will be subject to the County LID Ordinance to reduce the impacts of the development.<sup>51</sup> Further, conformance with the County's MS-4 permit requirements and proper installation and maintenance of applicable BMPs during operation will avoid potential impacts related to stormwater runoff.

**Threshold E-6**                      **Substantially alter the existing drainage pattern of the site or area, including through the alteration of a Federal 100-year flood hazard area or County Capital Flood floodplain; the alteration of the course of a stream or river; or through the addition of impervious surfaces, in a manner which would impede or redirect flood flows which would expose existing housing or other insurable structures in a Federal 100-year flood hazard area or County Capital Flood floodplain to a significant risk of loss or damage involving flooding?**

Support for this environmental impact conclusion is fully discussed starting on page IV.E-57 in Section IV.E, *Hydrology and Water Quality*, of the Draft PEIR.

**Finding:**

The Green Zones Program will result in less than significant impacts to hydrology and water quality in relation to substantially altering the existing drainage pattern of the site or area, including through the alteration of a Federal 100-year flood hazard area or County Capital Flood floodplain; the alteration of the course of a stream or river; or through the addition of impervious surfaces, in a manner which would impede or redirect flood flows which would expose existing housing or other insurable structures in a Federal 100-year flood hazard area or County Capital Flood floodplain to a significant risk of loss or damage involving flooding. No mitigation measures are required.

**Facts Supporting Finding:**

The construction phase of the Green Zones Program will result in minor changes to existing pervious and impervious surfaces within the program area. However, no alteration will result in a redirection of flood flows which would expose existing housing or other insurable structures in a Federal 100-year flood hazard area or County Capital Flood floodplain to a significant risk of loss or damage involving flooding. The County has created development regulations in County-mapped floodways to prohibit new development, substantial improvement to or repair of substantially damaged structures within a floodway that could cause any increase in flood heights (because it can impact adjoining properties) without appropriate avoidance measures related to increased flood heights and notification to the property owners that are within the extent of the increased flood heights. Further, the implementation of the development standards required by the Green Zones Program will be subject to the County LID Ordinance and expand LID Ordinance requirements to all parcels to avoid potential impacts in relation to construction activities.<sup>52</sup> Compliance with the County LID Ordinance, and expansion of the County's LID Ordinance to encompass all parcels within the Green Zone Districts, will result in a net benefit in relation to surface runoff and stormwater drainage. During operation, the implementation of the development standards required by the Green Zones Program will be subject to the County LID Ordinance to reduce the impacts of the development.<sup>53</sup> Conformance with the County's MS-4 permit requirements and proper installation and maintenance of applicable BMPs during operation will avoid potential impacts related to stormwater runoff.

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<sup>51</sup> County of Los Angeles. February 2014. Low Impact Development Standards Manual. Available at: <https://dpw.lacounty.gov/ldd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>

<sup>52</sup> County of Los Angeles. February 2014. Low Impact Development Standards Manual. <https://dpw.lacounty.gov/ldd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>

<sup>53</sup> County of Los Angeles. February 2014. Low Impact Development Standards Manual. Available at: <https://dpw.lacounty.gov/ldd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>

**Threshold E-7                      Otherwise place structures in Federal 100-year flood hazard or County Capital Flood floodplain areas which would require additional flood proofing and flood insurance requirements?**

Support for this environmental impact conclusion is fully discussed starting on page IV.E-63 in Section IV.E, *Hydrology and Water Quality*, of the Draft PEIR.

**Finding:**

The Green Zones Program will result in less than significant impacts to hydrology and water quality in relation to placing structures in Federal 100-year flood hazard or County Capital Flood floodplain areas which would require additional flood proofing and flood insurance requirements. No mitigation measures are required.

**Facts Supporting Finding:**

The County uses the results of the HEC-RAS analysis to ensure that people and property within and adjacent to the Federal 100-year flood hazard area or County Capital Flood floodplain are not subject to increase of risk of life or property by requiring that development avoid placing structures in Federal 100-year flood hazard or County Capital Flood floodplain areas which would require additional flood proofing and flood insurance requirements. Improvements resulting from the Green Zones Program will be required to comply with Section 404 of the Federal Clean Water Act and Section 1600 of the California Fish and Game Code in relation to natural water bodies, which require no net loss of habitat functions or values. Compliance with the County LID Ordinance, and expansion of the LID Ordinance requirement to all parcels within the program area, will reduce the level of impact to less than significant with the incorporation of best management practices (BMPs) such as the insertion of vegetated swales or storm drains which may be used to intercept, divert, and convey off-site drainage through or around the project site to prevent flooding or erosion that might otherwise occur.<sup>54</sup> During operation, the implementation of the development standards required by the Green Zones Program will be subject to the County LID Ordinance to reduce the impacts of the development.<sup>55</sup> Further, conformance with the County's MS-4 permit requirements and proper installation and maintenance of applicable BMPs during operation will avoid potential impacts related to stormwater runoff.

**Threshold E-8                      Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84)?**

Support for this environmental impact conclusion is fully discussed starting on page IV.E-69 in Section IV.E, *Hydrology and Water Quality*, of the Draft PEIR.

**Finding:**

The Green Zones Program will result in less than significant impacts to hydrology and water quality in relation to conflicting with the Los Angeles County LID Ordinance (L.A. County Code, Title 12, Ch. 12.84). No mitigation measures are required.

**Facts Supporting Finding:**

The Green Zones Program will result in a net benefit in relation to consistency with the County's LID Ordinance. Implementation of the development standards required by the Green Zones Program will be subject to the County LID Ordinance,<sup>56</sup> which will prevent substantial erosion or siltation. In addition, the Green Zones Program will

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<sup>54</sup> County of Los Angeles. February 2014. Low Impact Development Standards Manual. Available at: <https://dpw.lacounty.gov/ldd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>

<sup>55</sup> County of Los Angeles. February 2014. Low Impact Development Standards Manual. Available at: <https://dpw.lacounty.gov/ldd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>

<sup>56</sup> County of Los Angeles. February 2014. Low Impact Development Standards Manual. <https://dpw.lacounty.gov/ldd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>

expand the LID Ordinance requirements from parcels of 1 acre or more to all parcels within the program area. The cumulative quantity of new impervious surfaces from individual properties will be reduced as all parcels within the program area are required to comply with the County's LID Ordinance further reducing surface runoff, in addition to removal and replacement of impervious surfaces with pervious drought tolerant landscaping, where feasible, and thus, avoiding potential impacts in relation to erosion or siltation. Prior to commencement of construction activities, a project applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the State Water Resources Control Board (SWRCB) that identifies the BMPs that will be used in the planned project construction. The applicant must receive approval of the SWPPP and submit a Notice of Intent prior to initiating construction. Individual projects under the Green Zones Program will be required to implement BMPs appropriate to local conditions and to the proposed operations techniques that will reduce stormwater runoff. With the application of BMPs and compliance with the County LID Ordinance, impacts to the Green Zones Program will result in less than significant impacts to hydrology and water quality in relation to conflicting with the County LID Ordinance.

**Threshold E-9            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)?**

Support for this environmental impact conclusion is fully discussed starting on page IV.E-73 in Section IV.E, *Hydrology and Water Quality*, of the Draft PEIR.

**Finding:**

The Green Zones Program will result in no impacts to hydrology and water quality regarding the use of onsite wastewater treatment systems (OWTS) in areas of known geological limitations or in close proximity to surface water. No mitigation measures are required.

**Facts Supporting Finding:**

None of the four elements of the Green Zones Program contain provisions for implementing new OWTS as a part of the development standards for industrial, recycling and solid waste, vehicle-related uses, and other land uses; nor do the four elements address the use of OWTS. Should OWTS or sewage utilities be necessary for the construction under the New Sensitive Use element, the project's impacts will be evaluated on a project-by-project basis under CEQA and will not be a result of the development standards under the Green Zones Program. Additionally, construction and operation are not anticipated to generate wastewater flows that would substantially or incrementally exceed the future scheduled capacity of any one treatment plant by generating flows greater than those anticipated in the County's General Plan or other wastewater facilities planning documents. Given that the program will not use OWTS, there will be no impact.

**Threshold E-10            In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?**

Support for this environmental impact conclusion is fully discussed starting on page IV.E-75 in Section IV.E, *Hydrology and Water Quality*, of the Draft PEIR.

**Finding:**

The Green Zones Program will result in no impacts to hydrology and water quality in relation to risking release of pollutants due to project inundation in flood hazard, tsunami, or seiche zones. No mitigation measures are required.

**Facts Supporting Finding:**

The existing land uses to which the program apply may contain pollutants typical of industrial land uses; however, the four elements of the Green Zone Program consist of minor additions to development standards that do not contain pollutants. Therefore, there will be no risk of releasing pollutants due to the program.

**Threshold E-11                      Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?**

Support for this environmental impact conclusion is fully discussed starting on page IV.E-77 in Section IV.E, *Hydrology and Water Quality*, of the Draft PEIR.

**Finding:**

The Green Zones Program will result in no impacts to hydrology and water quality in relation to conflicting with or obstructing implementation of a water quality control plan or sustainable groundwater management plan. No mitigation measures are required.

**Facts Supporting Finding:**

The Green Zones Program will comply with the requirements under the Sustainable Groundwater Management Act (SGMA) and objectives described in the applicable Basin Plans and Groundwater Sustainability Plans.<sup>57, 58</sup> In accordance with to the Basin Plan, the project will stay consistent with the maximum benefit to the people of the state, it must not unreasonably affect present and anticipated beneficial uses of such water, and it must not result in water quality less than that prescribed in water quality plans and policies. The beneficial uses of Los Angeles River Reach 2 include Municipal and Domestic Supply, Industrial Service Supply, Ground Water Recharge, Warm Freshwater Habitat, and Wildlife Habitat. Furthermore, any actions that can adversely affect surface waters are also subject to the federal Antidegradation Policy, developed under the CWA. Furthermore, the project is not anticipated to obstruct the Los Angeles River or Ballona Creek Enhanced Watershed Management Plan/Watershed Management Plan.

The new development standards under the four elements of the Green Zones Program will comply with the Los Angeles Basin Plan. These revisions will not unreasonably affect present and anticipated beneficial uses of water. The improvements required for the Green Zones Program will not require beyond that which can be accommodated by existing water allocations. Areas subject to the Green Zones Program are required to have drought tolerant landscaping and the improvements by the Green Zones Program will not exceed water supply. The Green Zones Program will not cause a conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

## **J.        LAND USE AND PLANNING**

**Threshold F-1                      Physically divide an established community?**

Support for this environmental impact conclusion is fully discussed starting on page IV.F-14 in Section IV.F, *Land Use and Planning*, of the Draft PEIR.

**Finding:**

The Green Zones Program will result in no impacts to land use and planning through the physical division of an established community. No mitigation measures are required.

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<sup>57</sup> Los Angeles Regional Water Quality Control Board. LARWQCB Basin Plan. Accessed April 15, 2020.  
[https://www.waterboards.ca.gov/losangeles/water\\_issues/programs/basin\\_plan/](https://www.waterboards.ca.gov/losangeles/water_issues/programs/basin_plan/)

<sup>58</sup> Los Angeles County Public Works, Los Angeles County Waterworks District. Accessed October 12, 2020. Sustainable Groundwater Management Act.  
<https://dpw.lacounty.gov/wwd/web/about/SGMA.aspx#:~:text=The%20Sustainable%20Groundwater%20Management%20Act,into%20balance%20in%2020%20years.>

### Facts Supporting Finding:

The program does not require or facilitate blocking existing linkages within communities, as the Green Zones Program does not include provisions for development of physical divides that would block existing linkages such as roads, bike lanes, or sidewalks. In the case of updated standards for existing land uses, the implementation of these measures will not differ substantially from existing conditions, such that they will result in the division of an established community. These new development standards, such as alternative fencing materials, solid wall screening where certain facilities are not enclosed, expanded landscaping buffers between incompatible uses, required paving, lighting standards, signage standards, maintenance and operations standards, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standard, are limited to updates on the industrial, recycling and solid waste, vehicle-related, and other facilities within properties. The measures will be constructed behind property lines, and, therefore, will not physically divide the community.

### Threshold F-2      **Cause a significant environmental impact due to a conflict with any County land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?**

Support for this environmental impact conclusion is fully discussed starting on page IV.F-17 in Section IV.F, *Land Use and Planning*, of the Draft PEIR.

### Finding:

The Green Zones Program will result in less than significant impacts to land use and planning in relation to resulting in significant environmental effects due to conflict with any County land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating environmental effects. No mitigation measures are required.

### Facts Supporting Finding:

To evaluate the impacts in relation to potential conflicts with County land use plans, policies, or regulations, a thorough review was conducted of Title 22 and the land use elements in the County General Plan, the Antelope Valley Area Plan, and the Santa Clarita Valley Area Plan in order to compare the land use zoning requirements versus the already-existing goals and policies. The analysis of the impacts on land use and planning demonstrated that the Green Zones Program is consistent with the individual goals and policies in the County General Plan, the Antelope Valley Area Plan, and the Santa Clarita Valley Area Plan. The purpose of the Green Zones Program and the Ordinance is to implement to the County General Plan, and it does not conflict with any of the Land Use Goals and Policies established by the Land Use Element of the County General Plan, which were adopted to guide development and plan for land use in the County. Additionally, implementation of development standards as a result of the program will comply with the applicable Airport Land Use Compatibility Plan (ALUCP) and Local Coastal Program, including obtaining a Coastal Development Permit. Therefore, the Green Zones Program will not cause a significant environmental effect due to conflict. Furthermore, the program specifically achieves the following County General Plan goals and policies:

- **Goal LU 7:** Compatible land uses that complement neighborhood character and the natural environment.
  - *Policy LU 7.1:* Reduce and mitigate the impacts of incompatible land uses, where feasible, using buffers and other design techniques.
  - *Policy LU 7.2:* Protect industrial parks and districts from incompatible uses.
  - *Policy LU 7.3:* Protect public and semi-public facilities, including but not limited to major landfills, natural gas storage facilities, and solid waste disposal sites from incompatible uses.

Although the program's ordinance changes will not conflict with the aforementioned land use goals, policies, and plans, in order to retain consistency with the County General Plan land use designations and County Municipal Zoning Code (Title 22), the program does seek to make General Plan Amendment Revisions. As part of the General

Plan Amendment Revisions, 27 parcels will change from M-2 to M-1. Similarly, as part of the General Plan Amendment Revisions, 14 of those 27 parcels will change within the Green Zone Districts area from the land use designation of Heavy Industrial (IH) to Light Industrial (IL) under the County General Plan designation. These changes in General Plan land use designations and the Title 22 zoning designations will result in lower intensity industrial designations for these 27 parcels. The purpose of the General Plan Amendment Revisions is to ensure that the current general plan and zoning designations are consistent with the revisions with Green Zone Districts with regard to intensity of permitted industrial land uses, given that higher intensity industrial uses will no longer be permitted in Green Zone Districts. In addition to the change in land use designation of 14 parcels, the Land Use Element of the General Plan is also being revised to include new policies related to environmental justice and land use compatibility, and discussion on the EJSM in the General Plan appendix. These policies and the EJSM have been added to the General Plan to ensure consistency between the General Plan and the program's revisions to Title 22. The new policies do not conflict with existing general plan policies. The General Plan Amendment Revisions are not in conflict with the County General Plan nor Title 22; rather, the change in land use and zoning designations are consistent with the general plan and other land use plans, policies, and regulations adopted for the purpose of environmental mitigation or avoidance. Heavier industrial activities are typically associated with more environmental impacts, but the General Plan Amendment Revisions will lower the intensity of the industrial designation for 27 parcels, thereby lowering the intensity of their environmental impacts while improving land use compatibility and consistency with land use plans. Thus, these General Plan Amendment Revisions are not in conflict with the County General Plan; rather, they are being undertaken to ensure consistency with the County General Plan and Title 22.

**Threshold F-3                      Conflict with the goals and policies of the General Plan related to Hillside Management Areas or Significant Ecological Areas?**

Support for this environmental impact conclusion is fully discussed starting on page IV.F-31 in Section IV.F, *Land Use and Planning*, of the Draft PEIR.

**Finding:**

The Green Zones Program will result in less than significant impacts to land use and planning regarding conflicting with the goals and policies of the General Plan related to HMAs or SEAs. No mitigation measures are required.

**Facts Supporting Finding:**

There are 2 goals and 14 policies in the Land Use Element and the Conservation & Natural Resources Element of the County General Plan that are applicable to SEAs and HMAs. The analysis of the impacts on land use and planning demonstrated that the Green Zones Program is consistent with all of these individual goals and policies; thus, the updated standards for existing industrial uses and the implementation of these measures will not conflict with the goals and policies of the General Plan related to HMAs or SEAs, despite Green Zone Program's location with HMAs. Furthermore, the revisions to the Green Zones Program will not revise any of the development requirements of an SEA or HMA. Any development proposed in an SEA will be required to meet the requirements of the SEA Program.<sup>59</sup> Any development proposed in an HMA will be required to meet the requirements of the HMA Ordinance and Hillside Design Guidelines,<sup>60</sup> and the development standards under the Green Zones Program are consistent with the goals of the HMA Ordinance.

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<sup>59</sup> County of Los Angeles. SEA Ordinance. December 17, 2020. <http://file.lacounty.gov/SDSInter/bos/supdocs/142693.pdf>

<sup>60</sup> County of Los Angeles Department of Regional Planning. Adopted 6 October 2016 and Accessed 31 March 2020. Title 22 – Planning and Zoning – Hillside Management Areas, Chapter 22.56.217 – Section VI: Sensitive Hillside Design Features. <http://planning.lacounty.gov/hma>.



## K. MINERAL RESOURCES

### **Threshold 2.12-1      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?**

Support for this environmental impact conclusion is fully discussed starting on page 2.12-1 in Section 2.12, *Mineral Resources*, of the Initial Study (Appendix B of the Draft PEIR).

#### **Finding:**

The program will result in no impacts to mineral resources in relation to the loss of availability of a known mineral resource that would be of value to the region and the residents of the state. No mitigation measures are required.

#### **Facts Supporting Finding:**

All four elements of the Green Zones Program include land with mineral resources that fall under deposits of regionally significant mineral resources (MRZ-2s).<sup>61</sup> However, despite the program's location within areas which contain significant mineral resources, it will have no impact on these mineral resources, as the program will not result in the loss of their availability. The construction of these measures will not differ substantially from existing conditions, as they will be minor additions to existing industrial land uses, given that the industrial uses will already exist within any MRZ. Any construction resulting from compliance with development standards will be minimal and will not substantially alter the existing conditions for existing land uses such that the mineral resources will be lost.

### **Threshold 2.12-2      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?**

Support for this environmental impact conclusion is fully discussed starting on page 2.12-6 in Section 2.12, *Mineral Resources*, of the Initial Study (Appendix B of the Draft PEIR).

#### **Finding:**

The program will result in no impacts to mineral resources in relation to the loss of availability of a known mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. No mitigation measures are required.

#### **Facts Supporting Finding:**

The County does not delineate a specific locally important mineral resource recovery site; however, it identifies four major MRZ-2s in, or partially within, the unincorporated County. All four elements of the program overlap with County MRZ-2s, but despite the program's location within an area which contains significant mineral resources, the Green Zones Program will have no impact on these mineral resources, as it will not result in the loss of their availability. Updated standards for existing industrial uses include minimal construction activities which will not substantially alter the existing conditions for existing industrial uses, and which will not affect new industrial facilities which are subject to environmental review under CEQA in relation to mineral resources. Additionally, the Green Zones Program will not disrupt the operations of any existing mineral resource recovery sites. Should the development standards under any element be relevant to any mining facilities, the mines will comply, and this will not result in the loss of availability of the mineral resource recovery site.

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<sup>61</sup> California Department of Conservation, California Geological Survey. Mineral Land Classification Studies Index. Updated 1 October 2015. Accessed 12 March 2020. <https://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=mlc>

## **L. POPULATION AND HOUSING**

**Threshold 2.14-1 Induce substantial unplanned 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)?**

Support for this environmental impact conclusion is fully discussed starting on page 2.14-1 in Section 2.14, *Population and Housing*, of the Initial Study (Appendix B of the Draft PEIR).

**Finding:**

The program will result in no impacts to population and housing in relation to inducing substantial unplanned population growth in an area. No mitigation measures are required.

**Facts Supporting Finding:**

The elements of the program do not include the development of new homes or generate construction activities to indirectly result in the need for unplanned housing. The program will not require new or expanded facilities, and, therefore, will not increase the need for employees. The program is not a residential project and will not include the development of new homes. Additionally, the Green Zones Program will not include or require the extension of infrastructure into areas not currently served by roads and utilities, and construction activities for the program will not require temporary housing for the manufacturing facility workers due to the urban context.

**Threshold 2.14-2 Displace substantial numbers of existing people or housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?**

Support for this environmental impact conclusion is fully discussed starting on page 2.14-5 in Section 2.14, *Population and Housing*, of the Initial Study (Appendix B of the Draft PEIR).

**Finding:**

The program will result in no impacts to population and housing in relation to the displacement of substantial amounts of existing people or housing, necessitating the construction of replacement housing elsewhere. No mitigation measures are required.

**Facts Supporting Finding:**

With regard to Green Zone Districts and Recycling and Waste Management Revisions, including Supermarket Accessory Recycling Collection Centers, these elements apply to parcels zoned for existing industrial, recycling and solid waste, vehicle-related, agricultural, commercial, and supermarket uses; but will not apply to residential uses and will not require vacating existing residences. Additionally, there is no affordable housing located or planned for the parcels subject to the new development standards for these elements. With regard to New Sensitive Uses and Storage Enclosures for Recycling and Solid Waste Revisions, both of which include residential parcels, the program will not require vacating existing residences. The development standards such as construction of landscaping and planting trees, buffering, and open space for New Sensitive Uses, or increased enclosure wall height, a roof, paving, cleaning and maintenance, requirements for distance from adjoining doorway, and enhanced circulation for Storage Enclosures for Recycling and Solid Waste Revisions, will not cause displacement of people or housing.

## **M. PUBLIC SERVICES**

**Threshold 2.15-1**      **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, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: fire protection, sheriff protection, schools, parks, libraries, or other public facilities?**

Support for this environmental impact conclusion is fully discussed starting on page 2.15-1 in Section 2.15, *Public Services*, of the Initial Study (Appendix B of the Draft PEIR).

### **Finding:**

The program will result in no impacts to public services in relation to the need to construct expanded or new facilities to support fire protection and emergency response services, sheriff protection, schools, parks, libraries, or other public services. No mitigation measures are required.

### **Facts Supporting Finding:**

As previously discussed, none of the four elements will induce unplanned population growth. Potential impacts to public services are driven by population growth and associated service ratios or other performance objectives as defined in the County General Plan. As the new development standards will not result in additional population or employment, there will be no associated increase in the need for these public services and, hence, provision of new or physically altered governmental facilities, due to increase in use. The development standards will be minor additions to existing facilities or future development, and they will not cause development but decrease the impacts of proposed development. All four elements will not change the underlying land use designation but rather provide requirements to improve compatibility with adjacent sensitive land uses.

## **N. RECREATION**

**Threshold 2.16-1**      **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?**

Support for this environmental impact conclusion is fully discussed starting on page 2.16-1 in Section 2.16, *Recreation*, of the Initial Study (Appendix B of the Draft PEIR).

### **Finding:**

The program will result in no impacts to recreation in relation to increased use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility will occur or be accelerated. No mitigation measures are required.

### **Facts Supporting Finding:**

In the case of updated standards for existing industrial uses, the construction of these measures will not differ substantially from existing recreation conditions, such that they will cause substantial or accelerated physical deterioration to existing recreational facilities due to increase in use. The program will not induce growth or concentration of population. It will not include the development of new homes, businesses, roads, or utilities and will thereby not induce substantial unplanned population growth, directly or indirectly, in the County. Thus, there will be no change in land use, employment, or housing and no associated increased use of parks. The elements of the program will entail improvements that apply to specific industrial, recycling and solid waste, vehicle-related, or

commercial uses and will not result in a significant increase in the number of people, residents, or visitors that use existing park facilities. Thus, the program will not increase use of existing neighborhood and regional parks or other recreational facilities such that it will contribute to their physical deterioration. With regard to New Sensitive Uses, this element applies to parks; however, the development standards will be minimal additions to the design of individual new sensitive uses. The development standards will be minor additions to these projects, and they will not cause development but rather be incorporated to decrease impacts of proposed development. Furthermore, the Green Zones Program is intended to better protect sensitive land uses such as parks where individuals are most susceptible to poor air quality, toxins, or other environmental impacts.

**Threshold 2.16-2      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?**

Support for this environmental impact conclusion is fully discussed starting on page 2.16-6 in Section 2.16, *Recreation*, of the Initial Study (Appendix B of the Draft PEIR).

**Finding:**

The program will result in no impacts to recreation in relation to adverse physical effects on the environment as a result of existing recreational facilities or proposed construction or expansion of recreational facilities. No mitigation measures are required.

**Facts Supporting Finding:**

All four elements of the program include improvements to existing and future industrial, recycling and solid waste, vehicle-related, and other land uses in the form of development standards such as landscaping, paving, lighting, signage, maintenance and operations, building height and screening, storage enclosures, access and vehicle circulation, and open space. The program will not include the construction or expansion of recreational facilities, and, therefore, will have no impacts. With regard to New Sensitive Uses, this element applies to parks; however, the development standards will be minimal additions to the design of individual proposed new parks, which will not result in adverse physical effects, but rather better protect sensitive land uses such as parks.

**Threshold 2.16-3      Would the project interfere with regional trail connectivity?**

Support for this environmental impact conclusion is fully discussed starting on page 2.16-10 in Section 2.16, *Recreation*, of the Initial Study (Appendix B of the Draft PEIR).

**Finding:**

The program will result in no impacts to recreation in relation to interfering with regional trail connectivity. No mitigation measures are required.

**Facts Supporting Finding:**

In the case of updated standards for existing industrial uses, the construction of the measures under all four elements will not differ substantially from existing conditions, such that they will interfere with regional trail connectivity. These development standards will be minimal additions to existing industrial, recycling and solid waste, vehicle-related uses, supermarket, and other land uses and will be made within property boundaries.

## **O. TRANSPORTATION**

### **Threshold 2.17-1      Conflict with an applicable program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?**

Support for this environmental impact conclusion is fully discussed starting on page 2.17-2 in Section 2.17, *Transportation*, of the Initial Study (Appendix B of the Draft PEIR).

#### **Finding:**

The program will result in no impacts to transportation in relation to an applicable program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. No mitigation measures are required.

#### **Facts Supporting Finding:**

The program will retain existing zoning designations for industrial uses and not impede upon State, regional, and County plans to increase multi-modal transportation access. The Green Zone Districts will not conflict with the applicable plans for circulation: California Complete Streets Act (AB 1358); SCAG RTP/SCS; Mobility Element, Pedestrian Plan, and Bicycle Master Plan of the County General Plan; and Los Angeles County Congestion Management Plan. All four elements will not conflict with the intent of AB 1358 for inclusion of a balanced, multimodal transportation network that meets the needs of all users of streets, roads, and highways; the overall aim of the SCAG RTP/SCS to improve transportation system safety; the goals and policies of the Mobility Element of the County General Plan; and the 2010 Congestion Management Plan. Furthermore, improvements required by the Green Zones Program will be interior to the subject property parcels, resulting in no impact to sidewalks, bike lanes, roads, or transit stops. Additionally, the Green Zones Program includes additional standards that will be expected to improve circulation safety for vehicles, bicyclists, and pedestrians.

### **Threshold 2.17-2      Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?**

Support for this environmental impact conclusion is fully discussed starting on page 2.17-9 in Section 2.17, *Transportation*, of the Initial Study (Appendix B of the Draft PEIR).

#### **Finding:**

The program will result in less than significant impacts to transportation in relation to consistency with SB 743 and CEQA Guidelines § 15064.3, subdivision (b). No mitigation measures are required.

#### **Facts Supporting Finding:**

In the case of updated standards for existing industrial, recycling and solid waste, vehicle-related, and other land uses, the construction of these measures will not differ substantially from existing conditions, as they will be minor additions to existing land uses. These uses currently exist within the proposed area, and therefore, the program will not introduce or propose new development that could increase vehicle miles traveled (VMT). The four elements of the program include the construction of development standards such as include landscaping barriers, enclosures, fencing, solid walls, signage, and lighting as measures to decrease impacts to surrounding sensitive uses. However, implementation of the program will only require minor routine maintenance and will not involve an increase in VMT. Where the standards will be applied to new development projects, the construction of these measures will not differ substantially from construction of the new land uses, subject to discretionary CEQA review (or exempt, depending on the project). As a result, these revisions to Title 22 will not affect VMT and there will be no substantial permanent increase in VMT.

**Threshold 2.17-3      Substantially increase hazards due to a road design feature (e.g., sharp curves) or incompatible uses (e.g., farm equipment)?**

Support for this environmental impact conclusion is fully discussed starting on page 2.17-13 in Section 2.17, *Transportation*, of the Initial Study (Appendix B of the Draft PEIR).

**Finding:**

The program will result in no impacts to transportation in relation to substantially increasing hazards due to a design feature. No mitigation measures are required.

**Facts Supporting Finding:**

The intent of all four program elements is to provide regulations and procedures for new and existing land uses to ensure that such operations are in harmony with surrounding land uses. In the case of updated standards for existing industrial uses, the construction of the measures under all four elements will not differ substantially from existing conditions, such that a design hazard or incompatible use will be introduced, as they will be minor additions to existing land uses. Improvements required by the Green Zones Program will be within the subject property boundaries, and Supermarket Accessory Recycling Collection Centers will be established on existing lots, setback at least 10 feet from public rights-of-way and driveways; therefore, there will be no impact to sidewalks, bike lanes, roads, or transit stops. The program will not facilitate or cause changes to the design of existing roads. As a result, the Green Zones Program will not introduce a geometric design feature or incompatible use. As all elements will implement these additional development standards for new projects, the implementation of these measures will not differ substantially from construction of the new sensitive uses, subject to discretionary CEQA review (or exempt, depending on the project) whether or not these development standards are required. As a result, these revisions to Title 22 will be expected to decrease hazards due to a design feature.

With regard to the Green Zone Districts specifically, the intent of the element is to provide regulations and procedures for new and existing land uses to ensure that such operations are in harmony with surrounding land uses, and to minimize potential adverse impacts within these Green Zone Districts. The additional standards are expected to improve circulation safety for vehicles, bicyclists, and pedestrians in Green Zone Districts. Within the Green Zone Districts, a CUP will be required with Site Plan Review for specified industrial or vehicle-related uses to verify that the proposed use will avoid adverse effects on neighboring property, protect public health and safety, and promote environmental sustainability. These specified land uses include assembly, manufacture, and storage of selected finished or prepared materials; food processing; laundries and cleaning services, recycling and waste management; bus storage; car barns for buses and street cars; moving van storage or operating yards; storage and rental of construction vehicles such as tractors and cement mixers; warehouses that generate more than 100 trucks per day; and vehicle-related uses such as car washes, gas stations, and automobile repair, painting and upholstering shops. The Green Zones Program will require locating driveway, on-site vehicular circulation, and loading and unloading in rear or side of structures or as furthest from nearby sensitive uses. The required parking for automobile and vehicle repair shops and garages will be a minimum of one space every 500 square feet of the building area, which will reduce potential parking overflow onto public streets in the Green Zone Districts. Furthermore, the Green Zones Program will establish development standards with exceptions to preserve required existing parking spaces and associated maneuvering areas, maintain the required line of sight for safe pedestrian and vehicular movement, avoid damage to the sidewalk or other public infrastructure, and not adversely impact Fire Department operations or response times near buildings or fire lanes. The Green Zones Program will establish additional standards to protect human health and safety, inclusive of multi-modal transportation system safety within the Green Zone Districts.

**Threshold 2.17-4      Result in inadequate emergency access?**

Support for this environmental impact conclusion is fully discussed starting on page 2.17-20 in Section 2.17, *Transportation*, of the Initial Study (Appendix B of the Draft PEIR).

**Finding:**

The program will result in no impacts to transportation in relation to inadequate emergency access. No mitigation measures are required.

**Facts Supporting Finding:**

In the case of updated standards for existing industrial uses, the construction of the measures under all four elements will not differ substantially from existing conditions, as they will be minor additions to existing industrial, recycling and solid waste, vehicle-related, and other land uses. As the elements of the Green Zone Program will not result in changes to any existing roadways, there will be no effect on emergency access. Where an element will be applied as additional standards for new development projects, the construction of these measures will not differ substantially from construction of the new land use, subject to discretionary CEQA review (or exempt, depending on the project). Supermarket accessory recycling collection centers will not affect emergency access given that they will be placed on existing lots and setback at least 10 feet from public rights-of-way and driveways. Additionally, as evaluated under the analysis of wildfire impacts (see below), the program will have no impact on existing emergency evacuation plans and roads.

## **P. UTILITIES AND SERVICES SYSTEMS**

**Threshold I-1                      Require or result in the relocation or construction of new or expanded water, wastewater treatment, storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?**

Support for this environmental impact conclusion is fully discussed starting on page IV.I-25 in Section IV.I, *Utilities and Service Systems*, of the Draft PEIR.

**Finding:**

The Green Zones Program will result in less than significant impacts to utilities in relation to the construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities or expansion of facilities, causing significant environmental effects. No mitigation measures are required.

**Facts Supporting Finding:**

The improvements required by the four elements of the program apply to the unincorporated areas of the County that are largely served by storm drains, electrical transmission and distribution lines, natural gas transmission and distribution pipelines, and telecommunications cable. The improvements associated with the Green Zones Program consist primarily of nonenergized structures such as walls, fencing, setbacks, awnings, and barriers. Some improvements, such as irrigation for landscaping and exhaust emission control systems, utilize electric power or natural gas. The program will not involve habitable structures or the development of restrooms requiring wastewater treatment services. In the case of updated standards for existing industrial uses, the construction of these measures will not differ substantially from existing conditions, as they will be minor additions to existing industrial land uses that are served by utilities infrastructure. Construction of the improvements will either be ancillary to an existing use or estimates as part of future proposed land use, using existing or proposed on- and off-site sewer pipe improvements and connections to adequately connect to the Los Angeles County Sanitation District's (LACSD) sewer system. Additionally, the program will not result in the expansion of areas for designated for industrial uses as identified in the County General Plan, including growth projections within the planning period. The areas that are subject to the requirements of the Green Zones Program will not expand development outside of those areas already designated for industrial development. The County has sufficient water supply and infrastructure to meet anticipated growth over the planning period which includes projected growth.

### *Water Facilities*

The County has sufficient water supply and infrastructure to meet anticipated growth over the planning period. The majority of construction and operation activities that are required to implement the new development standards do not require the use of water facilities during the construction phases of the improvements. The program will only require a small use of water for the purpose of irrigation of landscaping. Water required for landscaping will be ancillary to the land use, all necessary improvements will be verified through the permit approval process of obtaining a sewer capacity and connection permit from the LACSD, and all parcels under 1 acre subject to the Green Zones Program will not be exempt from the provisions of the County LID Ordinance. These areas will also be required to meet the standards of the LID Ordinance for the use of drought tolerant landscaping. The requirement of the program for all parcels to meet the requirements of the LID, including parcels less than 1 acre in size, will result in a net benefit to water supply in the County as a result of the water-saving requirements of the LID Ordinance. The program will only require a negligible amount of water for the purpose of landscaping. Statewide per capita water consumption for manufacturing ranges from 341 to 3,911 gallons per day.<sup>62</sup> Within one of the densest areas for manufacturing, the County is below average for Statewide use of water per manufacturing employee, ranging from 594 to 921 gallons per employee per day.

### *Wastewater Treatment Facilities*

The County has adequate water treatment infrastructure to meet anticipated growth over the planning period, including projected growth. Additionally, the requirement of the program for all parcels to meet the requirements of the LID including parcels less than 1 acre in size will result in a net benefit to wastewater treatment facilities as a result of the water saving requirements and stormwater runoff requirements of the LID Ordinance. The new development standards will not require additional restrooms, sinks, and other uses that generate wastewater. A negligible amount of wastewater will be generated by construction workers because portable toilets will be provided by the construction contractor(s) and the waste disposed of off-site, as required under 8 California Code of Regulations Section 1526.<sup>63</sup> Wastewater generation from construction activities is not anticipated to cause a measurable increase in wastewater flows at a point where, and at a time when, a sewer's capacity is already constrained or that would cause a sewer's capacity to become constrained. In addition, construction and operation is not anticipated to generate wastewater flows that would substantially or incrementally exceed the future scheduled capacity of any one treatment plant by generating flows greater than those anticipated in the County General Plan or other wastewater facilities planning documents. As stated above for Water Facilities, additional water use during operations as a result of the program will be limited to irrigation of new landscaping within buffers that will be required to comply with the County LID Ordinance, which requires drought tolerant landscaping. Water required for landscaping will be ancillary to the land use, and all necessary improvements will be verified through the permit approval process of obtaining a sewer capacity and connection permit from the LACSD. The improvements will not generate wastewater for offsite discharge and will not result in the need for expansion or construction of wastewater treatment facilities.

### *Stormwater Drainage Facilities*

There is adequate stormwater infrastructure in the County to meet the growth projections of the County General Plan. Construction activities during implementation of the development standards required by the program will be subject to the County LID Ordinance involving measures to prevent offsite stormwater runoff. The LID Standards Manual provides guidance for the implementation of stormwater quality control measures in new development and redevelopment projects in unincorporated areas of the County with the intention of improving water quality and mitigating potential water quality impacts from stormwater and non-stormwater discharges.<sup>64</sup> Additionally, the requirement of the program for all parcels to meet the requirements of the LID including parcels less than 1 acre in

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<sup>62</sup> Christina-Smith, J., Heberger, M., Allen, L. August 2012. Urban Water Demand in California to 2100: Incorporating Climate Change. <https://pacinst.org/wp-content/uploads/2014/04/2100-urban-water-efficiency.pdf>

<sup>63</sup> Department of Industrial Relations.2020. California Code of Regulations, Title 8, §1526. Toilets at Construction Jobsites. Available at: <https://www.dir.ca.gov/title8/1526.html>

<sup>64</sup> County of Los Angeles. February 2014. Low Impact Development Standards Manual. <https://dpw.lacounty.gov/ldd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>



size will result in a net benefit to stormwater runoff as a result of the requirement of the LID Ordinance to treat stormwater onsite.

#### *Electric Power Facilities*

The improvements will require negligible electricity usage for the operation of the program and will not require the need for additional electricity. Other than installation of the improvements such as lighting, the Green Zones Program requires negligible electricity usage for construction and operation and all new construction will be developed and constructed in compliance with Title 12, Title 22, and Title 31, incorporating CALGreen. The program area is currently served by SCE electric power facilities. The parcels that will be subject to the program are already connected to electric power facilities to support their industrial uses. Construction activities required to implement the program are not expected to require relocation, expansion, or new electric power facilities as the electric power facilities currently serving the area will be sufficient for the construction of the program. As a result, impacts to utilities and service systems in relation to electricity serving the program area will not occur. In the case of updated standards for existing industrial uses, the construction of these measures will not differ substantially from existing conditions, such that they will result in significant impacts to utilities and service systems in relation to the construction of new or expanded electrical transmission and distribution lines.

#### *Natural Gas Facilities*

The improvements required in conjunction with the new development standards required by the program will not involve construction or operation requiring the use of natural gas. In the case of updated standards for existing industrial uses, the construction of these measures will not differ substantially from existing conditions, as they will be minor additions to existing industrial land uses.

#### *Telecommunication Facilities*

In the case of updated standards for existing industrial uses, the construction of these measures will not differ substantially from existing conditions, as they will be minor additions to existing industrial land uses.

### **Threshold I-2                      Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?**

Support for this environmental impact conclusion is fully discussed starting on page IV.I-39 in Section IV.I, *Utilities and Service Systems*, of the Draft PEIR.

#### **Finding:**

The Green Zones Program will result in less than significant impacts to utilities in relation to having sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years. No mitigation measures are required.

#### **Facts Supporting Finding:**

The County has sufficient water supply and infrastructure to meet anticipated growth over the planning period. The program will only require a small use of water for the purpose of landscaping. The improvements required pursuant to the Green Zones Program are either ancillary to existing uses or estimated as part of future proposed land uses, thus using existing or proposed water pipe improvements and connections to adequately connect to the existing and planned infrastructure. Zone changes with implementation of the program will be limited to decreased intensity of industrial uses, which is not expected to require additional water. A majority of the improvements will not require the use of water during the construction or operational phases of the improvements. Water required for landscaping irrigation will be ancillary to the land use, and all necessary improvements will be verified through the permit approval process of obtaining required connection permit for the applicable water purveyor within the designated areas. Furthermore, recycled water and stormwater capture are potential water supplies for irrigation of the landscape buffer

areas, instead of potable water. All landscaping additions will be developed in compliance with CALGreen nonresidential mandatory measures and County Green Building Program (Drought-Tolerant Landscaping Ordinance, Green Building Ordinance, and LID Ordinance) in order to implement water efficiency and water conservation measures for both indoor and outdoor water use.<sup>65</sup> In particular, compliance with the Model Water Efficient Landscape Ordinance (MWELO) encourages the use of more efficient irrigation systems, graywater usage, and onsite storm water capture for new and retrofitted landscapes, and limits the portion of landscapes that can be covered in turf. The landscaping and landscape barriers will also be installed consistent with the County's LID Manual, with the required use of LID BMPs to treat and infiltrate stormwater in support of the replenishment of groundwater supplies in Los Angeles County.

**Threshold I-3                      Result in a determination by the wastewater treatment provider which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?**

Support for this environmental impact conclusion is fully discussed starting on page IV.I-46 in Section IV.I, *Utilities and Service Systems*, of the Draft PEIR.

**Finding:**

The program will result in less than significant impacts to utilities in relation to resulting in a determination by the wastewater treatment provider which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments. No mitigation measures are required.

**Facts Supporting Finding:**

The County has adequate water treatment infrastructure to meet anticipated growth over the planning period, including projected growth. Construction activities will either be ancillary to an existing use or estimates as part of future proposed land use, thus using existing or proposed on- and off-site sewer pipe improvements and connections to adequately connect to the LACSD's sewer system. All required improvements will be verified through the permit approval process of obtaining a sewer capacity and connection permit from the LACSD. The new development standards will not require additional restrooms, sinks, and other uses that generate wastewater. A negligible amount of wastewater will be generated by construction workers because portable toilets will be provided by the construction contractor(s) and the waste disposed of off-site, as required under 8 California Code of Regulations Section 1526.<sup>66</sup> Wastewater generation from construction activities is not anticipated to cause a measurable increase in wastewater flows at a point where, and at a time when, a sewer's capacity is already constrained or that will cause a sewer's capacity to become constrained. In addition, construction and operation is not anticipated to generate wastewater flows that will substantially or incrementally exceed the future scheduled capacity of any one treatment plant by generating flows greater than those anticipated in the County General Plan or other wastewater facilities planning documents. The program is not expected to discharge wastewater that contains harmful levels of toxins beyond the regulations as provided by applicable RWQCB and will comply with the wastewater treatment standards of the RWQCB. The program will not generate wastewater that could combine with wastewater from related projects to result in an exceedance of the RWQCB regulations. Development of industrial facilities that have the potential to discharge hazardous wastewater will be required to comply with existing specification related to permitting by the RWQCB prior to connecting to the sewer system, which will ensure that flows are within the regulations provided under the RWQCB. Additionally, the requirement of the program for all parcels to meet the requirements of the LID including parcels less than 1 acre in size will result in a net benefit to wastewater treatment facilities as a result of the water saving requirements and stormwater runoff requirements of the LID Ordinance.

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<sup>65</sup> State of California. August 2019. Chapter 5 Nonresidential Mandatory Measures, Division 5.3 Water Efficiency and Conservation. In the 2019 California Green Building Standards Code, California Code of Regulations, Title 24, Part 11. Available at: [https://codes.iccsafe.org/content/CGBC2019P2/chapter-5-nonresidential-mandatory-measures#CGBC2019P2\\_Ch05\\_SubCh5.3](https://codes.iccsafe.org/content/CGBC2019P2/chapter-5-nonresidential-mandatory-measures#CGBC2019P2_Ch05_SubCh5.3)

<sup>66</sup> Department of Industrial Relations. 2020. California Code of Regulations, Title 8, §1526. Toilets at Construction Jobsites. Available at: <https://www.dir.ca.gov/title8/1526.html>

**Threshold I-4                      Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?**

Support for this environmental impact conclusion is fully discussed starting on page IV.I-50 in Section IV.I, *Utilities and Service Systems*, of the Draft PEIR.

**Finding:**

The program will result in less than significant impacts to utilities in relation to generating solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impairing the attainment of solid waste reduction goals. No mitigation measures are required.

**Facts Supporting Finding:**

The program area is currently served by 50 solid waste diversion programs serving unincorporated areas, including composting, material, recovery facilities, household hazardous-waste collection, public education, recycling, source reduction, special-waste materials, and waste-to-energy programs and nine landfills serving the unincorporated areas. Construction activities will be minimal and will be handled in compliance with all applicable federal, State, and local management and reduction statutes and regulations related to solid waste. Compliance with both State and County demolition and construction non-hazardous waste diversion regulations will be required, resulting in the diversion of 50 to 65 percent of waste from individual projects from landfills for recycling or reuse. All solid waste produced as a result of the required improvements will be properly disposed of in accordance with applicable federal, state, and local regulations and requirements pertaining to solid waste disposal. Construction will not substantially or incrementally exceed the future scheduled capacity of any solid waste facilities beyond what is anticipated in the County General Plan or other facilities planning documents. During the operations phase, the implemented alternative fencing materials, solid wall screening where certain facilities are not enclosed, expanded landscaping buffers between incompatible uses, required paving, lighting standards, signage standards, maintenance and operations standards, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties will not be expected to generate large quantities of waste. Green waste from landscaping maintenance will be relatively minimal from each site due to the small size of the landscape buffers and required drought-tolerant plant palette, in accordance with the Drought-Tolerant Landscaping Ordinance. Although the program will contribute solid waste to the landfills, during demolition and construction activities creating solid waste per day, the operational solid waste per day will not substantially impact the permitted capacity of the landfills. Further, the purpose of the Green Zones Program is to address incompatible land uses in proximity to sensitive uses by modifying regulatory requirements for specific industrial land uses requiring conformance with greater stringency and new requirements for development. The program will provide revisions to the ordinance related to implementation of measures for the County to meet required statewide waste reduction targets and legislation impacting solid waste management.<sup>67</sup> These measures will be required where the program implements new standards for existing industrial uses, or in the case of new industrial uses, such as new recycling processing facilities and new organic waste facilities.

**Threshold I-5                      Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?**

Support for this environmental impact conclusion is fully discussed starting on page IV.I-54 in Section IV.I, *Utilities and Service Systems*, of the Draft PEIR.

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<sup>67</sup> Los Angeles County Department of Public Works. 2018. Inside Solid Waste. Volume 89. Available at: [https://dpw.lacounty.gov/epd/tf/isw/isw\\_2018\\_02.pdf](https://dpw.lacounty.gov/epd/tf/isw/isw_2018_02.pdf)

**Finding:**

The program will result in no impacts to utilities in relation to compliance with federal, State, and local statutes and regulations related to solid waste. No mitigation measures are required.

**Facts Supporting Finding:**

The Green Zones Program has been developed in compliance with the County's policies that pertain to solid waste, including maintenance of an efficient, safe, and responsive waste management system that reduces waste while protecting the health and safety of the public; ensuring adequate disposal capacity by providing for environmentally sound and technically feasible development of solid waste management facilities, such as landfills and transfer/processing facilities; and discourage incompatible land uses near or adjacent to solid waste disposal facilities identified in the Countywide Integrated Waste Management Plan (IWMP) and specifically addressed recycling and waste diversion facilities and requirements within the program area. The Green Zones Program will remain in compliance with all federal, State, and local policies pertaining to solid waste.

## **Q. WILDFIRE**

**Threshold 2.20-1 Substantially impair an adopted emergency response plan or emergency evacuation plan?**

Support for this environmental impact conclusion is fully discussed starting on page 2.20-4 in Section 2.20, *Wildfire*, of the Initial Study (Appendix B of the Draft PEIR).

**Finding:**

The program will result in less than significant impacts to wildfire in relation to the impairment of adopted emergency response and emergency evacuation plans in or near State Responsibility Areas (SRAs) or classified as Very High Fire Hazard Severity Zones (VHFHSZs). No mitigation measures are required.

**Facts Supporting Finding:**

The Green Zone Districts, New Sensitive Uses, Recycling and Waste Management Revisions, and Storage Enclosures for Recycling and Solid Waste Revisions will result in no impacts to wildfire in relation to the impairment of adopted emergency response and emergency evacuation plans in or near SRAs or classified as VHFHSZs. In the case of updated standards for existing industrial uses, the construction of the development standards under all four elements element will not differ substantially from existing conditions, such that they will obstruct or impair access in regard to emergency response and evacuation plans because the improvements are not located in or near SRAs or classified as VHFHSZs or classified as other levels of FHSZs. Measures such as construction of solid walls and planting trees will comply with enclosure standards including site setback, maintenance and operation standards, and access and vehicle circulation standards, which will avoid rather than obstruct or impair emergency response plans or evacuation routes. In addition, improvements will be accomplished within the properties and will not require lane closures or other temporary impairment of emergency response plans or evacuation routes. Construction and maintenance of the improvements will be accomplished within the properties and will not require lane closures or other temporary impairment of emergency response plans or evacuation routes.

**Threshold 2.20-2 Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?**

Support for this environmental impact conclusion is fully discussed starting on page 2.20-9 in Section 2.20, *Wildfire*, of the Initial Study (Appendix B of the Draft PEIR).

**Finding:**

The program will result in less than significant impacts to wildfire in relation to exacerbating wildfire risks due to slope, prevailing winds, and other factors that could expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. No mitigation measures are required.

**Facts Supporting Finding:**

In the case of updated standards for existing industrial uses, the construction of these measures will not differ substantially from existing conditions, such that they will expose project occupants to exacerbate wildfire risk because the improvements that are not located in or near SRAs or classified as VHFHSZs or classified as other levels of FHSZs. These measures such as construction of solid walls and planting trees will comply with enclosure standards including site setback, maintenance and operation standards, access and vehicle circulation standards, plus Fire Codes and standards for fire prevention that will avoid rather than expose people to pollutants. In addition, The County Fire Department along with Public Works assists, supports, and institutes a variety of regulatory programs and standards that includes vegetation management, pre-fire management and planning, fuel modification plan review program, and brush clearance inspections, enforcement of fire and building codes as well as Title 32 requirements of the fire code related to development in FHSZs.<sup>68, 69</sup> The elements of the program will be required to comply with the HMA Ordinance, Hillside Design Guidelines, Title 22 ordinance, as well as fire prevention requirements, in particular to landscaping barriers, enclosures, fencing, solid walls, signage, and lighting.<sup>70</sup> In addition to the County General Plan, fire prevention regulations per the County Fire Department, Public Works, and Building and Safety will also apply, consisting of vegetation management, pre-fire management and planning, fuel modification program, brush clearance inspections, enforcement of fire and building codes per Title 20, 21, 26, and 32 requirements of the fire code for development in FHSZs.<sup>71</sup> Other fire prevention and building regulations under Title 20, 21, and 26, include access and circulation standards, fire access and road clearances, fire flow and fire hydrant standards, brush clearances around structures within hillsides areas considered primary wildland fire risk areas, defensible spaces, utility easement access for fire protection, building standards within Wildland Urban Interface (WUI), plan review and approval process for land development projects within VHFHSZs, and integrated Vegetation Management Program (VMP).<sup>72</sup> In addition, the County Fire Department along with Public Works assists, supports, and institutes a variety of regulatory programs and standards that includes vegetation management, pre-fire management and planning, fuel modification plan review program, and brush clearance inspections, enforcement of fire and building codes as well as Title 32 requirements of the fire code related to development in FHSZs.<sup>73, 74</sup>

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<sup>68</sup> County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Los Angeles County General Plan 2035: Safety Element. <http://planning.lacounty.gov/generalplan/generalplan>

<sup>69</sup> County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Los Angeles County General Plan 2035: Safety Element. <http://planning.lacounty.gov/generalplan/generalplan>

<sup>70</sup> Los Angeles County. Adopted 6 October 2015. Chapter 9: Conservation and Natural Resources Element. In the Los Angeles County General Plan 2035. Available at [http://planning.lacounty.gov/assets/upl/project/gp\\_final-general-plan-ch9.pdf](http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch9.pdf)

<sup>71</sup> County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Los Angeles County General Plan 2035: Safety Element. <http://planning.lacounty.gov/generalplan/generalplan>

<sup>72</sup> County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Los Angeles County General Plan 2035: Safety Element. <http://planning.lacounty.gov/generalplan/generalplan>

<sup>73</sup> County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Los Angeles County General Plan 2035: Safety Element. <http://planning.lacounty.gov/generalplan/generalplan>

<sup>74</sup> County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Los Angeles County General Plan 2035: Safety Element. <http://planning.lacounty.gov/generalplan/generalplan>

**Threshold 2.20-3      Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?**

Support for this environmental impact conclusion is fully discussed starting on page 2.20-16 in Section 2.20, *Wildfire*, of the Initial Study (Appendix B of the Draft PEIR).

**Finding:**

The program will result in less than significant impacts to wildfire in relation to the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in the temporary or ongoing impacts to the environment in or near SRAs or lands classified as VHFHSZs. No mitigation measures are required.

**Facts Supporting Finding:**

With regard to the Green Zone Districts, the improvements are not located in or near SRAs or classified as VHFHSZs or classified as other levels of FHSZs, and they will be accomplished within the properties in the urbanized areas of the County that will not require the installation or maintenance of associated infrastructure such as roads, fuel breaks, emergency water sources, power lines, or other utilities. With regard to New Sensitive Uses, Recycling and Waste Management Revisions, and Storage Enclosures for Recycling and Solid Waste Revisions, in the case of updated standards for these elements, the construction of these measures will not differ substantially from existing conditions, and they will not exacerbate wildfire hazards related to infrastructure such as roads, water sources, or utilities because construction and maintenance can be accomplished with the properties. These elements will not require lane closures or other temporary impairment to access roads, water sources or utilities.<sup>75</sup> Excess water supply and emergency water sources, per the County's Strategic Fire Plan, will accommodate the area subject to the new development standard for New Sensitive Uses and any future expansion for combating wildfire events.<sup>76</sup> Public Works maintains a list of disaster routes in the Los Angeles County Operational Area by city that have been preidentified for use during times of crisis.<sup>77</sup> When emergency response or evacuation orders are issued, evacuation routes, temporary shelter facilities, public alerts and warnings plus procedures will be provided by County Sheriff and Fire Department personnel based on the disaster to facilitate the evacuation process.<sup>78</sup> The new development standards will not require the installation or maintenance of infrastructure such as roads, fuel breaks, water source, power lines or other utilities that may exacerbate fire risk in or near SRAs or lands classified as VHFHSZs.

**Threshold 2.20-4      Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?**

Support for this environmental impact conclusion is fully discussed starting on page 2.20-22 in Section 2.20, *Wildfire*, of the Initial Study (Appendix B of the Draft PEIR).

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<sup>75</sup> County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Los Angeles County General Plan 2035: Safety Element. [http://planning.lacounty.gov/assets/upl/project/gp\\_final-general-plan-ch12.pdf](http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch12.pdf)

<sup>76</sup> County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Los Angeles County General Plan 2035: Safety Element. <http://planning.lacounty.gov/generalplan/generalplan>

<sup>77</sup> County of Los Angeles Department of Public Works. Accessed November 6, 2019. Disaster Routes by City. <https://dpw.lacounty.gov/dsg/DisasterRoutes/>

<sup>78</sup> County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Los Angeles County General Plan 2035: Safety Element. [http://planning.lacounty.gov/assets/upl/project/gp\\_final-general-plan-ch12.pdf](http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch12.pdf)

**Finding:**

The program will result in less than significant impacts to wildfire in relation to exposure of people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes in or near SRAs or lands classified as VHFHSZs in the program area or vicinity. No mitigation measures are required.

**Facts Supporting Finding:**

In the case of updated standards for existing land uses, the construction of these measures will not differ substantially from existing conditions, such that they will expose people or structures to significant risk associated with post-fire slope instability, flooding, landslides, and drainage. The development standards for each element will be required to comply with the HMA, Hillside Design Guidelines, Title 22 Ordinance, as well as fire prevention requirements, in particular to landscaping barriers, enclosures, fencing, solid walls, signage, and lighting.<sup>79</sup> In addition to the County General Plan, fire prevention regulations per the County Fire Department, Public Works, and Building and Safety will also apply, consisting of vegetation management, pre-fire management and planning, fuel modification program, brush clearance inspections, enforcement of fire and building codes per Title 20, 21, 26, and 32 requirements of the fire code for development in FHSZs.<sup>80</sup> Other fire prevention and building regulations under Title 20, 21, and 26, include access and circulation standards, fire access and road clearances, fire flow and fire hydrant standards, brush clearances around structures within hillsides areas considered primary wildland fire risk areas, defensible spaces, utility easement access for fire protection, building standards within WUI, plan review and approval process for land development projects within VHFHSZs, and integrated VMP.<sup>81</sup>

**Threshold 2.20-5      Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?**

Support for this environmental impact conclusion is fully discussed starting on page 2.20-28 in Section 2.20, *Wildfire*, of the Initial Study (Appendix B of the Draft PEIR).

**Finding:**

The program will result in less than significant impacts to wildfire in relation to exposure of people or structures to significant wildfire risks, directly or indirectly, resulting in loss, injury or death within or near SRAs or lands classified as VHFHSZs in the program area or vicinity. No mitigation measures are required.

**Facts Supporting Finding:**

In the case of updated standards for existing uses, the construction of these measures will not differ substantially from existing conditions, such that they will expose people or structures to significant wildfire risks, directly or indirectly, resulting in loss, injury, or death. The measures under all four elements such as construction of solid walls and planting trees will comply with enclosure standards including site setback, maintenance and operation standards, and access and vehicle circulation standards. The measures will avoid rather than exacerbate wildfire risk to loss of life or property. In addition, improvements will be accomplished within the properties and will not require lane closures or other temporary impairment of circulation access or clearances. In addition, the County Fire Department along with Public Works assists, supports, and institutes a variety of regulatory programs and standards that includes vegetation management, pre-fire management and planning, fuel modification plan review program, and brush clearance inspections, enforcement of fire and building codes as well as Title 32 requirements of the fire code related to

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<sup>79</sup> Los Angeles County. Adopted 6 October 2015. Chapter 9: Conservation and Natural Resources Element. In the Los Angeles County General Plan 2035. Available at [http://planning.lacounty.gov/assets/upl/project/gp\\_final-general-plan-ch9.pdf](http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch9.pdf)

<sup>80</sup> County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Los Angeles County General Plan 2035: Safety Element. <http://planning.lacounty.gov/generalplan/generalplan>

<sup>81</sup> County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Los Angeles County General Plan 2035: Safety Element. <http://planning.lacounty.gov/generalplan/generalplan>

development.<sup>82, 83</sup> Emergency response and evacuation routes are already in place throughout the county where current Fire Department services are already being provided such as fire, safety and emergency medical services to all the unincorporated areas as well as contracted cities within the County.<sup>84</sup> The OAERP's short and long-term emergency response and recovery capability, emergency procedures, and emergency management routes in Los Angeles County which will facilitate the evacuation process during a wildfire.

All four elements of the Green Zones Program will be required to comply with the HMA Ordinance, Hillside Design Guidelines, Title 22 Ordinance, as well as fire prevention requirements, in particular to landscaping barriers, enclosures, fencing, solid walls, signage, and lighting.<sup>85</sup> In addition to the County General Plan, fire prevention regulations per the County Fire Department, Public Works, and Building and Safety will also apply, consisting of vegetation management, pre-fire management and planning, fuel modification program, brush clearance inspections, enforcement of fire and building codes per Title 20, 21, 26, and 32 requirements of the fire code for development in FHSZs.<sup>86</sup> Other fire prevention and building regulations under Title 20, 21, and 26, include access and circulation standards, fire access and road clearances, fire flow and fire hydrant standards, brush clearances around structures within hillsides areas considered primary wildland fire risk areas, defensible spaces, utility easement access for fire protection, building standards within WUI, plan review and approval process for land development projects within VHFHSZs, and integrated VMP.<sup>87</sup> In addition, the County Fire Department along with Public Works assists, supports, and institutes a variety of regulatory programs and standards that includes vegetation management, pre-fire management and planning, fuel modification plan review program, and brush clearance inspections, enforcement of fire and building codes as well as Title 20, 21, 26, and 32 requirements of the fire and building code related to development in FHSZs.<sup>88,89</sup>

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<sup>82</sup> County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Los Angeles County General Plan 2035: Safety Element. <http://planning.lacounty.gov/generalplan/generalplan>

<sup>83</sup> County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Los Angeles County General Plan 2035: Safety Element. <http://planning.lacounty.gov/generalplan/generalplan>

<sup>84</sup> County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Los Angeles County General Plan 2035: Safety Element. [http://planning.lacounty.gov/assets/upl/project/gp\\_final-general-plan-ch12.pdf](http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch12.pdf)

<sup>85</sup> Los Angeles County. Adopted 6 October 2015. Chapter 9: Conservation and Natural Resources Element. In the Los Angeles County General Plan 2035. Available at [http://planning.lacounty.gov/assets/upl/project/gp\\_final-general-plan-ch9.pdf](http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch9.pdf)

<sup>86</sup> County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Los Angeles County General Plan 2035: Safety Element. <http://planning.lacounty.gov/generalplan/generalplan>

<sup>87</sup> County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Los Angeles County General Plan 2035: Safety Element. <http://planning.lacounty.gov/generalplan/generalplan>

<sup>88</sup> County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Los Angeles County General Plan 2035: Safety Element. <http://planning.lacounty.gov/generalplan/generalplan>

<sup>89</sup> County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Los Angeles County General Plan 2035: Safety Element. <http://planning.lacounty.gov/generalplan/generalplan>



## SECTION III

# FINDINGS REGARDING SIGNIFICANT AND UNAVOIDABLE ENVIRONMENTAL IMPACTS

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Although some potential Green Zones Program impacts have been substantially avoided, three environmental topics were determined to have significant and unavoidable impacts in the PEIR:

- Cultural Resources
- Noise
- Tribal Cultural Resources

### A. CULTURAL RESOURCES

**Threshold C-1 Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines § 15064.5?**

Support for this environmental impact conclusion is fully discussed starting on page IV.C-10 in Section IV.C, *Cultural Resources*, of the Draft PEIR.

#### **Finding:**

Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final PEIR.

#### **Facts Supporting Finding:**

None of the 31 known historical resources within the unincorporated areas of Los Angeles County are known to be located on parcels that are expected to be affected by the Green Zones Program. However, future land uses and development, including improvements required pursuant to the Green Zones Program, have the potential to adversely affect unknown or previously unrecorded historical resources by degrading the integrity of a building, structure, object, site, or cultural landscape through incompatible and inappropriate design features by allowing development that blocks views or hinders the public's enjoyment of a particular cultural resource, or development that removes or demolishes significant character-defining features of existing buildings, structures, objects, sites, or cultural landscapes. While existing industrial facilities in the proposed program area have not been previously identified as historical resources, some may qualify for designation as a historical resource upon further analysis, and neighboring buildings, structures, objects, and sites may qualify for designation as a historical resource upon further analysis. Those projects that require a CUP or other discretionary land use approval will be fully analyzed by the County, including identification of significant historical resources, evaluation of the potential for significant impacts, and consideration of all feasible mitigation measures to reduce impacts to below the level of significance. However, many of the land use and development projects that will be subject to regulation pursuant to the Green Zones Program involve by-right land uses that are ministerially or statutorily exempt. The County will not have discretionary land use authority pursuant to CEQA for those projects and will not be able to require a site-specific analysis of the environmental effects of compliance with the requirements of the Green Zones Program or require consideration of mitigation measures to avoid, reduce, or compensate for significant impacts. Thus, the construction of improvements required pursuant to the Green Zone Program has the potential to adversely affect the integrity of buildings, structures, objects, sites, and cultural landscapes, resulting in a significant and unavoidable substantial adverse change to historical resources. These impacts are significant and unavoidable.

**Threshold C-2                      Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?**

Support for this environmental impact conclusion is fully discussed starting on page IV.C-14 in Section IV.C, *Cultural Resources*, of the Draft PEIR.

**Finding:**

Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final PEIR.

**Facts Supporting Finding:**

According to Appendix I, *Cultural Resources Study*, of the County General Plan Programmatic EIR, “As of December 2009, 3,979 archaeological sites had been recorded in Los Angeles County. Due to the sensitive nature of archaeological sites and as required under state law, locations are not published. Archaeological materials have been found throughout the county, both in urbanized and undeveloped locations.”<sup>1</sup> However, large portions of the unincorporated area of the County have not been subject to a Phase I Walkover Survey for archeological resources. Future land uses and development, including improvements required pursuant to the Green Zones Program, have the potential to adversely affect unknown or previously unrecorded archeological resources as a result of subsurface excavations in previously undisturbed soils. Therefore, due to the high density of known archeological resources and the extensive areas where surveys have not been completed, the potential for unanticipated discovery of archaeological resources is high. Those projects that require a CUP or other discretionary land use approval will be fully analyzed by the County, including identification of significant archaeological resources, evaluation of the potential for significant impacts, and consideration of all feasible mitigation measures to reduce impacts to below the level of significance. However, many of the land use and development projects that will be subject to regulation pursuant to the Green Zones Program involve by-right land uses that are ministerially or statutorily exempt. The County will not have discretionary land use authority pursuant to CEQA for those projects and will not be able to require a site-specific analysis of the environmental effects of compliance with the requirements of the Green Zones Program or require consideration of mitigation measures to avoid, reduce, or compensate for significant impacts. Thus, the construction of improvements required pursuant to the Green Zones Program have the potential to adversely affect archaeological resources as the result of unanticipated discovery during construction. These impacts are significant and unavoidable.

**Threshold C-3                      Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

Support for this environmental impact conclusion is fully discussed starting on page IV.C-18 in Section IV.C, *Cultural Resources*, of the Draft PEIR.

**Finding:**

Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final PEIR.

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<sup>1</sup> County of Los Angeles Department of Regional Planning. 2014. Los Angeles County General Plan Update Environmental Impact Report. State Clearinghouse # 2011081042. Prepared by PlaceWorks.

### **Facts Supporting Finding:**

According to Appendix I, *Cultural Resources Study*, of the County General Plan Programmatic EIR, “Well over 1,000 fossil localities have been recorded and in excess of a million specimens have been collected in Los Angeles County, making the region especially rich in fossil deposits. In part this is due to the discoveries at Rancho La Brea, where the ‘tar pits’ trapped and preserved extinct animals and fossilized their remains. Although numerous places throughout the County have yielded fossils, especially in the hills and in the vicinity of Rancho La Brea, 11 significant general fossil localities in Los Angeles County have been previously identified.”<sup>2</sup> Previous significant fossil materials have been associated with formations that underlie areas that will be subject to the Green Zones Program, including Monterey Shale, Topanga, Tick Canyon, Mint Canyon, and Puente. In addition, large portions of the unincorporated area of the County have not been subject to site-specific surveys for paleontological resources. Implementation of development standards for the Green Zones Program has the potential to result in ground disturbance, particularly with regard to the construction of barrier walls, the construction of enclosure buildings, and the planting of landscaping in native undisturbed soils. These modifications are expected to result in a maximum depth of approximately 6 feet of ground disturbance. Therefore, future land uses and development, including improvements required pursuant to the Green Zones Program, have the potential to adversely affect unknown or previously unrecorded paleontological resources as a result of subsurface excavations in previously undisturbed substrates, or rock formations that have a moderate to high potential to yield significant fossils. Due to the known presence of rock formations that have a moderate to high potential to yield significant fossils and the extensive areas where surveys have not been completed, the potential for unanticipated discovery of paleontological resources exists at limited locations where the specified rock formations are within 6 feet of the required work area. Those projects that require a CUP or other discretionary land use approval will be fully analyzed by the County, including identification of rock formations with a moderate to high probability to yield significant fossils, evaluation of the potential for significant impacts, and consideration of all feasible mitigation measures to reduce impacts to below the level of significance. However, many of the land use and development projects that will be subject to regulation pursuant to the Green Zones Program involve by-right land uses that are ministerially or statutorily exempt. The County will not have discretionary land use authority pursuant to CEQA for those projects and will not be able to require a site-specific analysis of the environmental effects of compliance with the requirements of the Green Zones Program or require consideration of mitigation measures to avoid, reduce, or compensate for significant impacts. Thus, the construction of improvements required pursuant to the Green Zones Program has the potential to adversely affect paleontological resources, as the result of unanticipated discovery during construction. These impacts are significant and unavoidable.

### **Threshold C-4                      Disturb any human remains, including those interred outside of dedicated cemeteries?**

Support for this environmental impact conclusion is fully discussed starting on page IV.C-21 in Section IV.C, *Cultural Resources*, of the Draft PEIR.

### **Finding:**

Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final PEIR.

### **Facts Supporting Finding:**

Future land uses and development, including improvements required pursuant to the Green Zones Program, may reach depths of as much as 6 feet or potentially more in which internments at shallow depths could be encountered, which could result in the inadvertent find of human remains in an informal cemetery. However, all development that will occur under the Green Zones Program is subject to California Health and Safety Code Section 7050.5, which requires that, in the event of the unanticipated discovery of human remains during construction, the construction contractor is required to notify the County Coroner and provide for the required reinternment or repatriation of the

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<sup>2</sup> County of Los Angeles Department of Regional Planning. 2014. Los Angeles County General Plan Update Environmental Impact Report. State Clearinghouse # 2011081042. Prepared by PlaceWorks.

recovered human remains. Compliance with California Health and Safety Code Section 7050.5 will ensure that potential impacts related to the unanticipated discovery of human remains, including those interred outside of dedicated cemeteries, are less than significant.

## **B. NOISE**

**Threshold G-1:**           **Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project 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?**

Support for this environmental impact conclusion is fully discussed starting on page IV.G-11 in Section IV.C, *Noise*, of the Draft PEIR.

### **Finding:**

Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final PEIR.

### **Facts Supporting Finding:**

Presumed ambient noise levels for the Green Zones Program area are referenced from the U.S. Environmental Protection Agency (EPA) *Information on Levels of Environmental Noise Requisite to Protect Public Health and Welfare with an Adequate Margin of Safety*<sup>3</sup> and review of available data from noise studies conducted in comparable areas. According to the published document, the range of day-night average sound level ( $L_{dn}$ ) in the United States is very large, extending from the region of 20–30 decibels (dB) estimated for a quiet wilderness area to the region of 80–90 dB in the noisiest urban areas. The measured range of values of day-night noise levels outside a residential unit extends from 44 dB on a farm to 88.8 dB outside an apartment located adjacent to a freeway. Construction activities will generally include ground clearing, site grading for landscaping, other excavations, and building construction of small structures such as walls and enclosures. Each phase of construction will involve the use of various types of construction equipment and will, therefore, have its own distinct noise characteristics. Based on a reasonable estimation of construction and operation scenario, construction noise levels could periodically reach 77 to 89 A-weighted decibels (dBA) at a distance of 50 feet from the construction site. According to the Los Angeles County Noise Ordinance, daily construction noise is limited to 75 dBA at single-family residences, 80 dBA at Multifamily Residential, and 85 dBA at Semi residential/Commercial; and therefore, construction of residential properties has the potential to exceed the County noise restrictions by approximately 14 dBA during the loudest phases of construction when measured at a distance of 50 feet. The development of discretionary projects requires project-level evaluation under CEQA prior to plan check and permit approval, and thus, the use of noise reduction measures and avoidance and minimization measures for these types of developments will be feasible. However, many of the land use and development projects that will be subject to regulation pursuant to the Green Zones Program involve by-right land uses that are ministerially or statutorily exempt. The County will not have discretionary land use authority pursuant to CEQA for those projects and will not be able to require a site-specific analysis of the environmental effects of compliance with the requirements of the Green Zones Program or require consideration of mitigation measures to avoid, reduce, or compensate for significant impacts. Therefore, temporary construction activities may generate a substantial increase in ambient noise levels in exceedance of the Los Angeles County Noise Ordinance. This impact is significant and unavoidable.

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<sup>3</sup> United States Environmental Protection Agency. March 1974. *Information on Levels of Environmental Noise Requisite to Protect Public Health with an Adequate Margin of Safety*. Prepared by the U.S. Environmental Protection Agency Office of Noise Abatement and Control.

**Threshold G-2: Generation of excessive groundborne vibration or groundborne noise levels?**

Support for this environmental impact conclusion is fully discussed starting on page IV.G-18 in Section IV.G, *Noise*, of the Draft PEIR.

**Finding:**

Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final PEIR.

**Facts Supporting Finding:**

Presumed ambient noise levels for the proposed program area are referenced from the EPA's *Information on Levels of Environmental Noise Requisite to Protect Public Health and Welfare with an Adequate Margin of Safety*<sup>4</sup> and review of available data from noise studies conducted in comparable areas. According to the published document, the range of  $L_{dn}$  in the United States is very large, extending from the region of 20–30 dB estimated for a quiet wilderness area to the region of 80–90 dB in the noisiest urban areas. The measured range of values of day-night noise levels outside a residential unit extends from 44 dB on a farm to 88.8 dB outside an apartment located adjacent to a freeway. The development of discretionary projects requires project-level evaluation under CEQA prior to plan check and permit approval, and thus, the use of noise reduction measures and avoidance and minimization measures for these types of developments will be feasible. However, many of the land use and development projects that will be subject to regulation pursuant to the Green Zones Program involve by-right land uses that are ministerially or statutorily exempt. The County will not have discretionary land use authority pursuant to CEQA for those projects and will not be able to require a site-specific analysis of the environmental effects of compliance with the requirements of the Green Zones Program or require consideration of mitigation measures to avoid, reduce, or compensate for significant impacts. Additionally, development within 25 feet of a sensitive use are anticipated to result in generation of excessive groundborne vibration or groundborne noise levels in exceedance of FTA levels for potential impacts during construction, even with the implementation of noise reduction measures. Therefore, temporary construction will result in significant and unavoidable impacts to noise.

**Threshold G-3: For a project located within the vicinity of a private airstrip or 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?**

Support for this environmental impact conclusion is fully discussed starting on page IV.G-24 in Section IV.G, *Noise*, of the Draft PEIR.

**Finding:**

Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final PEIR.

**Facts Supporting Finding:**

The Green Zones Program will not include the development of housing. Nor will it require an increase in the number of people working at locations in the vicinity of a private airstrip or an airport land use plan or within 2 miles of a public use airport, as there will be no change in the underlying land use. Therefore, there will be no change to the existing condition in relation to public airports or private airstrips.

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<sup>4</sup> United States Environmental Protection Agency. March 1974. *Information on Levels of Environmental Noise Requisite to Protect Public Health with an Adequate Margin of Safety*. Prepared by the U.S. Environmental Protection Agency Office of Noise Abatement and Control.

## C. TRIBAL CULTURAL RESOURCES

**Threshold H-1** Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code §21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code § 5020.1(k), or
- ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Support for this environmental impact conclusion is fully discussed starting on page IV.H-8 in Section IV.H, *Tribal Cultural Resources*, of the Draft PEIR.

### Finding:

Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final PEIR.

### Facts Supporting Finding:

According to Appendix I, *Cultural Resources Study*, of the County General Plan Programmatic EIR, “As of December 2009, 3,979 archaeological sites had been recorded in Los Angeles County.”<sup>5</sup> Many of the recorded archeological sites meet the definition of a Tribal Cultural Resource. As documented in Section IV.H of the PEIR, “The NAHC was contacted on March 13, 2020, to request an SLF search and the current Native American contact list for the proposed program in order to initiate consultation with interested tribes in accordance with CEQA, Assembly Bill (AB) 52, and Senate Bill (SB) 18.

AB 52 (Chapter 532, Statutes 2014) amended PRC Section 5097.94 and added Sections 21073, 21074, 21080.3.1, 21080.3.2, 21083.09, 21084.2, and 21084.3. AB 52 required an update to Appendix G (Initial Study Checklist) of the State CEQA Guidelines, which had formerly been limited to historic, archaeological, and paleontological resources, to include questions related to impacts to tribal cultural resources. Changes to Appendix G were approved by the Office of Administrative Law on September 27, 2016. AB 52 is applicable to a project for which a Notice of Preparation is filed on or after July 2015.

“Tribal cultural resources” are defined as either (1) “sites, features, places cultural landscapes, sacred places and objects with cultural value to a California Native American tribe” that are included in the CRHR or a local register of historical resources, or that are determined to be eligible for inclusion in the CRHR; or (2) resources determined by the Lead Agency, in its discretion, to be significant based on the criteria for listing in the CRHR. Recognizing that tribes may have expertise with regard to their tribal history and practices, AB 52 requires Lead Agencies to provide notice to tribes that are traditionally and culturally affiliated with the geographic area of a refined project if they have

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<sup>5</sup> County of Los Angeles Department of Regional Planning. 2014. Los Angeles County General Plan Update Environmental Impact Report. State Clearinghouse # 2011081042. Prepared by PlaceWorks.

requested notice of projects proposed within that area. If the tribe requests consultation within 30 days upon receipt of the notice, the Lead Agency must consult with the tribe.

Consultation may include discussing the type of environmental review necessary, the significance of tribal cultural resources, the significance of the project's impacts on the tribal cultural resources, and alternatives and mitigation measures recommended by the tribe. The parties must consult in mutually good faith, and consultation is deemed concluded when either the parties agree to measures to mitigate or avoid a significant effect on a tribal cultural resource (if such a significant effect exists) or when a party concludes that mutual agreement cannot be reached. CEQA Guidelines Section 15064.5 defines the consultation requirements if an initial study determines the existence or probable likelihood of Native American human remains within the project site.

SB 18, enacted in 2004, requires local governments to consult with Native American groups at the earliest point in the local government land use planning process. The consultation requirements and guidance provided is intended to establish a meaningful dialogue regarding potential means to preserve Native American places of prehistoric, archaeological, cultural, spiritual, and ceremonial importance. It allows for tribes to hold conservation easements and for tribal cultural places to be included in open space planning.

A response was received on March 23, 2020, that included a list of 14 Native American contacts for the proposed program area. The response indicates that tribal cultural resources are known to be present within the SLF search area, which is based on the quadrangle maps within which a given project falls. The proposed program area is included in 75 of the 89 USGS 7.5-minute topographic quadrangle maps that document the County. Due to the sensitive nature of archaeological sites and as required under state law, locations are not published. Archaeological materials have been found throughout the county, both in urbanized and undeveloped locations.” However, large portions of the unincorporated area of the County have not been subject to a Phase I Walkover Survey for Tribal Cultural Resources. Ground disturbance is expected to reach depths of approximately 6 feet or greater for excavation of new footings anticipated for screening or enclosure walls. Excavation associated with the program developments may reach native undisturbed soils that contain buried tribal cultural resource deposits at depths of 6 feet or greater. Impacts may result from the unanticipated discovery of tribal cultural resources during construction of improvements, such as walls, that require excavation of *in situ* native undisturbed soils. Future land uses and development, including improvements required pursuant to the Green Zones Program, have the potential to adversely affect unknown or previously unrecorded Tribal Cultural Resources as a result of subsurface excavations in previously undisturbed soils. Therefore, due to the high density of known Tribal Cultural Resources and the extensive areas where surveys have not been completed, the potential for unanticipated discovery of Tribal Cultural Resources is high. Those projects that require a CUP or other discretionary land use approval will be fully analyzed by the County, including identification of Tribal Cultural Resources, evaluation of the potential for significant impacts, and consideration of all feasible mitigation measures to reduce impacts to below the level of significance. However, many of the land use and development projects that will be subject to regulation pursuant to the Green Zones Program involve by-right land uses that are ministerially or statutorily exempt. The County will not have discretionary land use authority pursuant to CEQA for those projects and will not be able to require a site-specific analysis of the environmental effects of compliance with the requirements of the Green Zones Program or require consideration of mitigation measures to avoid, reduce, or compensate for significant impacts. Thus, the Green Zones Program has the potential to result in significant impacts as a result of unanticipated discovery of tribal cultural resources, during excavations in native soils, that are either listed or eligible for listing in the California Register of Historical Resources (CRHR) or local registers of historical resources as defined in Public Resources Code (PRC) Section 5020.1(k); or determined by the Lead Agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of PRC Section 5024.1. This impact is significant and unavoidable.

## SECTION IV

# FINDINGS REGARDING ALTERNATIVES

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The Los Angeles County Board of Supervisors evaluated a proposed program, no-program alternative (Alternative 1), and two action alternatives (Alternative 2: Reduced Number of Green Zone District Communities Alternative; and Alternative 3: No Retroactive Requirement for Green Zone Districts Alternative). Alternatives were analyzed in the PEIR for the Los Angeles County Green Zones Program consistent with the recommendations of Section 15126.6 of the State CEQA Guidelines, which requires evaluation of a range of reasonable alternatives to the project, or to the location of the project, that would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant project effects. The analysis of alternatives is limited to those that the County determines could feasibly attain most of the basic objectives of the program. Section 15126.6(f) of the State CEQA Guidelines describes feasibility as being dependent on-site suitability, economic viability, availability of infrastructure, general plan consistency, consistency with other plans or regulatory limitations, jurisdictional boundaries, and the ability of the project proponent to gain access to or acquire an alternative site. As a result of the analysis contained in the PEIR regarding the environmental, health, and social implications of the program and alternatives, the County recommended approval of the program. Support for the program is directly responsive to the ability to attain all of the objectives of the program and reduce significant direct, indirect, and cumulative impacts that would be anticipated in relation to refinements to allowable land uses in selected industrial and manufacturing land use zones and construction and operation of improvements required to enhance compatibility of adjacent land uses. The approved program meets all objectives of the project and reduces the identified significant direct, indirect, and cumulative impacts on the environment from the Green Zones Program to the maximum extent feasible.

As demonstrated by the environmental analysis contained in the PEIR, the no-project alternative (Alternative 1) is not capable of meeting the basic objectives of the Green Zones Program (Table IV-1, *Ability of Project and Alternatives to Attain Project Objectives*). The two action scenarios (Alternative 2, Reduced Number of Green Zone District Communities, and Alternative 3, No Retroactive Requirement for Green Zone Districts) evaluated in the PEIR somewhat reduce the level of impacts by reducing the geographic scope of the application of the Green Zones Program; however, they result in a corresponding reduction in the area that will receive environmental health and social benefits (Table IV-2, *Summary Comparison of Alternatives Impacts*).



**TABLE IV-1  
ABILITY OF PROJECT AND ALTERNATIVES TO ATTAIN PROJECT OBJECTIVES**

<b>Objective</b>		<b>Green Zones Program</b>	<b>Alternative 1: No Project / No Build</b>	<b>Alternative 2: Reduced Number of Green Zone Districts Communities</b>	<b>Alternative 3: No Retroactive Requirement for Green Zone Districts</b>
1	Promote environmental justice in the areas where health of residents may be disproportionately affected by surrounding land uses	Consistent	Inconsistent	Partially consistent	Partially consistent
2	Establish Green Zone Districts that address the communities in the unincorporated areas with incompatible land uses to improve the health and quality of life for surrounding residents that have historically borne a disproportionate burden of exposure to pollution.	Consistent	Inconsistent	Partially consistent	Partially consistent
3	Improve the health and quality of life for surrounding residents of incompatible land uses, aligned with the State's environmental justice initiatives such as the Planning for Healthy Communities Act (SB 1000) and California Global Warming Solutions Act of 2006 (AB 32 and SB 535).	Consistent	Inconsistent	Partially consistent	Partially consistent
4	Address incompatible land uses associated with industrial, manufacturing, and commercial land uses, in proximity to sensitive uses	Consistent	Inconsistent	Partially consistent	Partially consistent
5	Include new regulations for recycling and solid waste facilities, to make County regulations consistent with required State Regulations	Consistent	Inconsistent	Partially consistent	Partially consistent
6	Facilitate recycling, recycling collection and processing, and organic waste processing, such as composting and chipping and grinding with zoning requirements.	Consistent	Inconsistent	Partially consistent	Partially consistent

**TABLE IV-2  
SUMMARY COMPARISON OF ALTERNATIVES IMPACTS**

<b>Environmental Issue Area</b>	<b>Green Zones Program</b>	<b>Alternative 1: No Project / No Build</b>	<b>Alternative 2: Reduced Number of Green Zone District Communities</b>	<b>Alternative 3: No Retroactive Requirement for Green Zone Districts</b>
Air Quality	Less than significant	Less	Less	Less
Biological Resources	Less than significant	Same	Same	Same
Cultural Resources	Significant and unavoidable	Less	Less	Less
Hazards and Hazardous Materials	Less than significant	Less	Less	Less
Hydrology and Water Quality	Less than significant	Less	Less	Less
Land Use and Planning	Less than significant	Greater	Greater	Greater
Noise	Significant and unavoidable	Less	Less	Less
Tribal Cultural Resources	Significant and unavoidable	Less	Less	Less
Utilities and Service Systems	Less than significant	Less	Less	Less

Although the No-Project Alternative would not involve construction activities that would be required to implement the new development standards and other revisions, the Green Zones Program is the environmentally superior alternative as it will result in the most long-term environmental benefits to 2,778 parcels that would not be provided with the No-Project Alternative (Table IV-2).

All of the action alternatives have the same impacts as they include the same requirements and regulations (Table IV-3, *Detailed Impact Analysis for Approved Project and Alternatives*). The program includes short-term impacts during the construction of the requirements to protect sensitive uses such as the construction of walls, barriers, landscaping, air filtration, and so forth. However, the program will result in the greatest long-term environmental benefits to 2,778 parcels. These long-term benefits will include addressing the environmental health impacts of incompatible land uses in proximity to sensitive uses and implementing mechanisms to require appropriate mitigation measures within affected communities in the unincorporated County. Specifically, these long-term environmental benefits of the program will include the minimization of potential adverse health and safety impacts to communities that are disproportionately affected by toxic air pollutants and contaminants such as PM<sub>10</sub> and odors generated from various industrial land uses, and to promote clean industrial uses. The revisions to the County's zoning code (Title 22) will create development standards and procedures for existing and new industrial uses located within 500 feet of a sensitive use on an unincorporated parcel, or a residential use on incorporated parcel in Green Zone Districts to minimize adverse effects related to odor, noise, aesthetic, soil contamination, vehicle circulation, and air quality on nearby sensitive uses. The zoning code (Title 22) changes will apply to new industrial uses and also require a Schedule for Compliance for existing industrial uses and businesses in the Green Zone District communities. The Schedule for Compliance provides a specific timeline for compliance (3, 5, or 7 years) with the new development standards based on the required changes, distance to nearby sensitive uses, and the type of permitting process. The environmental analysis of alternatives above indicates that, through a comparison of potential impacts, the Green Zones Program is the environmentally superior alternative because it will result in the greatest long-term environmental benefits; will achieve all of the environmental benefits of the program; and will meet all of the project objectives, especially towards the communities in the unincorporated areas with incompatible land uses, to improve the health and quality of life for surrounding residents that have historically borne a disproportionate burden of exposure to pollution. The program will address the incompatibilities of the existing land uses with adjacent sensitive receptors and will implement mechanisms to require appropriate mitigation measures within these communities in the unincorporated County. The program will optimize the opportunity to contribute to regional reductions in land use incompatibilities near sensitive uses.

**TABLE IV-3**  
**DETAILED IMPACT ANALYSIS FOR APPROVED PROJECT AND ALTERNATIVES**

<b>CEQA Issue Area</b>	<b>Approved Project: Green Zones Program</b>	<b>Alternative 1: No Project/No Build</b>	<b>Alternative 2: Reduced Number of Green Zone Districts Communities</b>	<b>Alternative 3: No Retroactive Requirement for Green Zone Districts</b>
Air Quality (4 issue areas )	a. Less than significant impact b. Less than significant impact c. Less than significant impact d. Less than significant impact	a. Less than significant impact b. Less than significant impact c. Less than significant impact d. Less than significant impact	a. Less than significant impact b. Less than significant impact c. Less than significant impact d. Less than significant impact	a. Less than significant impact b. Less than significant impact c. Less than significant impact d. Less than significant impact
Biological Resources (7 issue areas )	a. Less than significant b. Less than significant c. Less than significant d. Less than significant impact e. Less than significant f. No impact g. No impact	a. Less than significant b. Less than significant c. Less than significant d. Less than significant impact e. Less than significant f. No impact g. No impact	a. Less than significant b. Less than significant c. Less than significant d. Less than significant impact e. Less than significant f. No impact g. No impact	a. Less than significant b. Less than significant c. Less than significant d. Less than significant impact e. Less than significant f. No impact g. No impact
Cultural Resources (4 issue areas )	a. Significant Impact b. Significant Impact c. Significant Impact d. Less than Significant	a. Significant Impact b. Significant Impact c. Significant Impact d. Less than Significant	a. Significant Impact b. Significant Impact c. Significant Impact d. Less than Significant	a. Significant Impact b. Significant Impact c. Significant Impact d. Less than Significant
Hazards and Hazardous Materials (9 issue areas )	a. Less than significant impact b. Less than significant impact c. Less than significant impact d. Less than significant impact e. Less than significant impact f. Less than significant impact g. No impact h. Less than significant impact i. Less than significant impact	a. Less than significant impact b. Less than significant impact c. Less than significant impact d. Less than significant impact e. Less than significant impact f. Less than significant impact g. No impact h. Less than significant impact i. Less than significant impact	a. Less than significant impact b. Less than significant impact c. Less than significant impact d. Less than significant impact e. Less than significant impact f. Less than significant impact g. No impact h. Less than significant impact i. Less than significant impact	a. Less than significant impact b. Less than significant impact c. Less than significant impact d. Less than significant impact e. Less than significant impact f. Less than significant impact g. No impact h. Less than significant impact i. Less than significant impact
Hydrology and Water Quality (11 issue areas)	a. Less than significant impact b. Less than significant impact c. Less than significant impact d. Less than significant impact e. Less than significant impact f. Less than significant impact g. Less than significant impact h. Less than significant impact i. No impact j. No impact k. No impact	a. Less than significant impact b. Less than significant impact c. Less than significant impact d. Less than significant impact e. Less than significant impact f. Less than significant impact g. Less than significant impact h. Less than significant impact i. No impact j. No impact k. No impact	a. Less than significant impact b. Less than significant impact c. Less than significant impact d. Less than significant impact e. Less than significant impact f. Less than significant impact g. Less than significant impact h. Less than significant impact i. No impact j. No impact k. No impact	a. Less than significant impact b. Less than significant impact c. Less than significant impact d. Less than significant impact e. Less than significant impact f. Less than significant impact g. Less than significant impact h. Less than significant impact i. No impact j. No impact k. No impact
Land Use and Planning (3 issue areas)	a. No impact b. Less than significant impact c. Less than significant impact	a. No impact b. Less than significant impact c. Less than significant impact	a. No impact b. Less than significant impact c. Less than significant impact	a. No impact b. Less than significant impact c. Less than significant impact
Noise (3 issue areas)	a. Significant impact b. Significant impact c. Less than significant impact	a. Significant impact b. Significant impact c. Less than significant impact	a. Significant impact b. Significant impact c. Less than significant impact	a. Significant impact b. Significant impact c. Less than significant impact
Tribal Cultural Resources (1 issue area)	a. Significant impact	a. Significant impact	a. Significant impact	a. Significant impact
Utilities and Service Systems (5 issue areas )	a. Less than significant impact b. Less than significant impact c. Less than significant impact d. Less than significant impact e. No impact	a. Less than significant impact b. Less than significant impact c. Less than significant impact d. Less than significant impact e. No impact	a. Less than significant impact b. Less than significant impact c. Less than significant impact d. Less than significant impact e. No impact	a. Less than significant impact b. Less than significant impact c. Less than significant impact d. Less than significant impact e. No impact

## A NO PROJECT ALTERNATIVE

### Description of Alternative:

The No-Project Alternative describes what would be expected to occur in the absence of the adoption of the program. This alternative assumes that the Existing Title 22 Zoning Code and Los Angeles County General Plan 2035 (County General Plan) would remain unchanged. As a result, no revisions to Title 22 would occur with regard to the following:

- The creation of the Green Zone Districts to minimize potential adverse health and safety impacts to communities that are disproportionately affected by toxic air pollutants such as respirable particulate matter (PM<sub>10</sub>) and odors generated from various land uses and to promote clean industrial uses.
- The creation of development standards and procedures for existing and new industrial uses located within 500 feet of a sensitive use on an unincorporated parcel in identified Green Zone Districts, or a residential use on an incorporated parcel to minimize adverse effects related to odors, noise, aesthetics, soil contamination, vehicle circulation, and air quality on nearby sensitive uses.
- A schedule of compliance for existing industrial uses/businesses in the Green Zone District communities to meet new development standards to reduce impacts from incompatibilities between sensitive receptors and existing industrial uses would not be implemented.
- The creation of regulations and development standards to eliminate impacts and incompatibilities for new sensitive uses countywide proposed adjacent to or adjoining existing, legally established industrial, recycling, or solid waste, or vehicle-related uses would not be implemented.
- The addition of a new Zoning Code section for Recycling and Solid Waste Uses including standards and regulations for Pallet Yards, Recycling Collection Facilities, Recycling Processing Facilities, Materials Recovery Facility (MRF) and Transfer Stations, Auto Dismantling or Scrap Metal Facilities, C&D or Inert Debris Processing Facilities, Organic Waste Facilities, Chipping and Grinding or Mulching Facilities, Composting Facilities, In-vessel Facilities, and Solid Waste Facilities would not be implemented.
- The creation of standards for the permitting of Supermarket Accessory Recycling Collection Centers in commercial, industrial, mixed-use, and rural zones through the Zoning Code would not be implemented.
- The creation of enhanced standards to regulate and set development standards for storage enclosure requirements for Recycling and Solid Waste would not be implemented.
- No updates to the Existing General Plan goals and policies would occur towards implementing State EJ initiatives, and the re-zoning of 27 parcels from Heavy Manufacturing (M-2) to Light Manufacturing (M-1) Zones and change in land use designation of 14 parcels from the Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation would not occur.

Under the No-Project Alternative, the County would not have developed targeted land-use policies and development standards that can be used to improve the health and quality of life for residents surrounding major sources of pollution, aligned with the State's environmental justice initiatives such as the Planning for Healthy Communities Act (Senate Bill [SB] 1000) and California Global Warming Solutions Act of 2006 (Assembly Bill [AB] 32 and SB 535) as well as waste diversion initiatives aligned with SB 1383, by including appropriate standards in Title 22 and policies in the General Plan.

**Finding:**

Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible this project alternative identified in the final PEIR.

**Effectiveness in Meeting Project Objectives:**

Alternative 1 would meet none of the goals and objectives of the program (Table IV-1). There would not be promotion of environmental justice in the areas where health of residents may be disproportionately affected by surrounding land uses. The Green Zone Districts would not be established in the unincorporated areas with incompatible land uses to address and to improve the health and quality of life for surrounding residents that have historically borne a disproportionate burden of exposure to pollution. The health and quality of life for surrounding residents of incompatible land uses would not be improved or aligned with the State's environmental justice initiatives such as the Planning for Healthy Communities Act (SB 1000) and California Global Warming Solutions Act of 2006 (AB 32 and SB 535). Incompatible land uses associated with industrial, manufacturing, and vehicle-related land uses, in proximity to sensitive uses would not be addressed. New regulations for recycling and solid waste facilities to make County regulations consistent with required State regulations would not be included. Facilitation of waste diversion through recycling, recycling collection and processing, and organic waste processing, such as composting and chipping and grinding with zoning requirements would not occur.

**Comparison of Effects of the Alternative to Effects of the Project:**

The No-Project Alternative would avoid construction impacts associated with the program. Impacts to Air Quality; Cultural Resources; Hazards and Hazardous Materials; Hydrology and Water Quality; Noise; Tribal Cultural Resources; and Utilities and Service Systems would be less. Impacts to Biological Resources would be the same (Table IV-2 and Table IV-3). However, impacts to Land Use and Planning would be greater due to incompatibility with new State regulatory requirements related to environmental justice and siting and permitting of solid waste facilities. There would be no significant impacts from implementation of the program related to cultural resources, noise, and tribal cultural resources. However, the No-Project Alternative would not address existing land use incompatibilities and impacts to existing and new sensitive uses and would not bring the County into alignment with new State solid waste permitting regulations.

## **B ALTERNATIVE 2: REDUCE THE NUMBER OF GREEN ZONE DISTRICT COMMUNITIES INCLUDED IN THE ORDINANCE REVISIONS**

**Description of Alternative:**

Alternative 2 would reduce the scope of Element 1. Elements 2, 3, and 4, as well as the General Plan updates, would remain the same as under the program. This alternative would apply the Green Zone Districts standards to only the five communities with the highest Environmental Justice Screening Method (EJSM) scores (15–20): East Los Angeles, Florence-Firestone, Willowbrook, West Rancho Dominguez-Victoria, and West Whittier-Los Nietos.

Instead of the Green Zone Districts including the 11 unincorporated communities of Avocado Heights, East Los Angeles, East Rancho Dominguez, Florence-Firestone, South San Jose Hills, Walnut Park, West Athens-Westmont, West Carson, West Whittier-Los Nietos, West Rancho Dominguez-Victoria, and Willowbrook, the new chapter would create development standards and procedures for six fewer communities for existing and new industrial uses located within 500 feet of a sensitive use on an unincorporated parcel, or a residential use on incorporated parcel to minimize adverse effects related to odor, noise, aesthetic, soil contamination, vehicle circulation, and air quality on nearby sensitive uses. Fewer parcels would be required to meet a Schedule for Compliance for existing industrial uses/businesses in the Green Zone District communities. The Schedule for Compliance provides a specific timeline for compliance (3, 5, or 7 years depending on use or proximity) with the new development standards based on the required changes, distance to nearby sensitive uses, and the type of permitting process.

**Finding:**

Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible this project alternative identified in the final PEIR.

**Effectiveness in Meeting Project Objectives:**

Alternative 2 would substantially reduce the effectiveness of the Green Zones Program to address incompatible land uses in proximity to sensitive uses. Alternative 2 would not fully achieve the objectives of the program, especially towards the communities in the unincorporated areas with incompatible land uses, to improve the health and quality of life for surrounding residents that have historically borne a disproportionate burden of exposure to pollution (Table IV-1).

**Comparison of Effects of the Alternative to Effects of the Project:**

Alternative 2 would result in lesser construction impacts associated with the program. Impacts to Air Quality; Cultural Resources; Hazards and Hazardous Materials; Hydrology and Water Quality; Noise; Tribal Cultural Resources; and Utilities and Service Systems would be less. Impacts to Biological Resources would be the same. However, impacts to Land Use and Planning would be greater due to incompatibility with new State regulatory requirements related to environmental justice and siting and permitting of solid waste facilities (Table IV-2 and Table IV-3). There would still be significant impacts to Cultural Resources, Noise, and Tribal Cultural Resources, but these impacts would be less.

## **C REMOVE THE REQUIREMENT FOR RETROACTIVE COMPLIANCE OF EXISTING INDUSTRIAL USES WITH THE GREEN ZONES PROGRAM**

**Description of Alternative:**

Alternative 3 would reduce the scope of Element 1. Elements 2, 3, and 4, as well as the General Plan updates, would remain the same as under the program. Instead of the zoning code (Title 22) changes applying to both new industrial uses and existing industrial uses/businesses in the Green Zone District communities, only new industrial uses would be subject to the chapter.

Instead of a series of individual construction projects resulting from the ordinance concentrated within a 3- to 7-year time frame, only new uses would be required to incorporate the additional development standards into the entitlement process.

**Finding:**

Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible this project alternative identified in the final PEIR.

**Effectiveness in Meeting Project Objectives:**

Alternative 3 would substantially reduce the effectiveness of the Green Zones Program to address incompatible land uses in proximity to sensitive uses. Alternative 3 would not fully achieve the objectives of the program, especially towards the communities in the unincorporated areas with incompatible land uses, to improve the health and quality of life for surrounding residents that have historically borne a disproportionate burden of exposure to pollution (Table IV-1).

**Comparison of Effects of the Alternative to Effects of the Project:**

Alternative 3 would result in lesser construction impacts associated with the program as existing incompatible land uses would not be required to implement measures to reduce impacts to incompatible land uses. Impacts to Air Quality; Cultural Resources; Hazards and Hazardous Materials; Hydrology and Water Quality; Noise; Tribal Cultural Resources; and Utilities and Service Systems would be less. Impacts to Biological Resources would be the same. However, impacts to Land Use and Planning would be greater due to incompatibility with new State regulatory requirements related to environmental justice and siting and permitting of solid waste facilities (Table IV-2 and Table IV-3). There would still be significant impacts to Cultural Resources, Noise, and Tribal Cultural Resources, but these impacts would be less.

## **SECTION V**

### **FINDINGS REGARDING**

### **LOCATION AND CUSTODIAN OF DOCUMENTS**

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Section 15091(e) of the California Code of Regulations, California Environmental Quality Act Guidelines, requires the public agency to specify the location and custodian of the documents or other materials that constitute the record of proceedings upon which the decision is based. Section VIII of the PEIR contains a list of all references used in the preparation of the environmental analysis. Unless otherwise noted, reference materials are located at the Los Angeles County Department of Regional Planning, which shall also serve as the custodian of the documents constituting the record of proceedings upon which the Los Angeles County Board of Supervisors has based its decision related to the project. The designated location and custodian of documents is as follows:

Los Angeles County Department of Regional Planning  
Attention: Tahirah Farris, Regional Planner  
320 West Temple Street, 13th Floor  
Los Angeles, California 90012  
[GreenZones@planning.lacounty.gov](mailto:GreenZones@planning.lacounty.gov)



## **SECTION VI**

# **CERTIFICATION REGARDING INDEPENDENT JUDGMENT**

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Pursuant to Section 21082.1(c) of the Public Resources Code, Los Angeles County certifies that the Los Angeles County Board of Supervisors, as the governing board for Los Angeles County, has independently reviewed and analyzed the Final PEIR. The Los Angeles County Department of Regional Planning (DRP), with input from the Department of Public Works, Department of Public Health, and Department of Health Services, reviewed the Draft PEIR and supporting technical appendices and required changes to those documents prior to circulation for public review. The Draft PEIR circulated for public review reflected the independent judgment of Los Angeles County. The County Sheriff's Department provided a letter of comment in response to circulation of the Draft PEIR for public review. The Final PEIR similarly has been subject to review and revision by the DRP staff and reflects the independent judgment of Los Angeles County.

## **SECTION VII**

### **CEQA GUIDELINES SECTIONS 15091 AND 15092 FINDINGS**

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Based on the foregoing findings and the information contained in the record, the Los Angeles County Board of Supervisors has made the required findings with respect to the significant impacts on the environment resulting from the Green Zones Program (program) pursuant to Section 15091 of the State California Environmental Quality Act (CEQA) Guidelines.

- Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the Final PEIR.

Based on the foregoing findings and the substantial evidence contained in the record, and as conditioned by the foregoing findings:

- All significant effects on the environment due to the program have been eliminated or substantially lessened where feasible.
- Any remaining significant effects on the environment found to be unavoidable are acceptable due to the environmental health and social benefits set forth in the Statement of Overriding Considerations.

Section 15092 of the CEQA Guidelines states that after consideration of an EIR, and in conjunction with the Section 15091 findings identified above, the lead agency may decide whether or how to approve or carry out the project. The lead agency may approve a project with unavoidable adverse environmental effects only when it finds that specific economic legal, social, technological, or other benefits of the proposed project outweigh those effects. Section 15093 requires the lead agency to document and substantiate any such determination in a “statement of overriding considerations” as a part of the record.

The Los Angeles County Board of Supervisors finds and determines that it has considered the identified means of lessening or avoiding the project’s significant effects and that to the extent any significant direct or indirect environmental effects, including cumulative project impacts, remain unavoidable or not reduced to below a level of significance after mitigation, such impacts are acceptable in light of the social, legal, economic, environmental, technological, and other project benefits, and such benefits override, outweigh, and make “acceptable” any such remaining environmental impacts of the project.

## **SECTION VIII**

### **RELIANCE ON RECORD**

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For purposes of CEQA and these Findings, the Record of Proceedings for the proposed project consists of the following documents and other evidence, at a minimum:

- The NOP and all other public notices issued by the County in conjunction with the proposed project;
- The Final PEIR for the proposed project;
- The Draft PEIR;
- All written comments submitted by agencies or members of the public during the public review comment period on the Draft PEIR;
- All responses to written comments submitted by agencies or members of the public during the public review comment period on the Draft PEIR;
- All written and verbal public testimony presented during a noticed public hearing for the proposed project;
- The reports and technical memoranda included or referenced in the Response to Comments;
- All documents, studies, EIRs, or other materials incorporated by reference in the Draft PEIR and Final PEIR;
- The Resolutions adopted by the County in connection with the proposed project, and all documents incorporated by reference therein, including comments received after the close of the comment period and responses thereto;
- Matters of common knowledge to the County, including but not limited to federal, state, and local laws and regulations;
- Any documents expressly cited in these Findings; and
- Any other relevant materials required to be in the record of proceedings by Public Resources Code Section 21167.6(e).

## **SECTION IX**

### **RELATIONSHIP OF FINDINGS TO PEIR**

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Pursuant to CEQA, on the basis of the review and consideration of the Final PEIR, the County finds that all information added to the Final PEIR in response to comments on the Draft PEIR merely clarifies, amplifies, or makes insignificant modifications to an already adequate PEIR pursuant to CEQA Guidelines Section 15088.5(b) and that no significant new information has been received that would require recirculation.

## **SECTION X**

### **NATURE OF FINDINGS**

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After balancing the specific economic, legal, social, technological, and other benefits of the proposed project, the County has determined that the unavoidable adverse environmental impacts identified may be considered “acceptable” due to the specific considerations listed above which outweigh the unavoidable, adverse environmental impacts of the proposed project.

The County has considered information contained in the Final PEIR as well as the public testimony and record of proceedings in which the project was considered. Recognizing that significant unavoidable cultural resources, noise, and tribal cultural resources impacts will result from construction of the project, the County adopts the Statement of Overriding Considerations (Section XII). Having recognized all unavoidable significant impacts, the County hereby finds that each of the separate benefits of the proposed program, as stated herein, is determined to be unto itself an overriding consideration, independent of other benefits, that warrants approval of the project and outweighs and overrides its unavoidable significant effects, and thereby justifies the approval of the Green Zones Program.

Based on the foregoing findings and the information contained in the record, it is hereby determined that

- a. All significant effects on the environment due to approval of the project have been eliminated or substantially lessened where feasible;
- b. There are no feasible project alternatives which would mitigate or substantially lessen the impacts; and
- c. Any remaining significant effects on the environment found to be unavoidable are acceptable due to the factors described in the Statement of Overriding Considerations.

## SECTION XI

# STATEMENT OF OVERRIDING CONSIDERATIONS

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Section 15093 of the State CEQA Guidelines allows for overriding considerations where “economic, legal, social, technological or other benefits, including region-wide or statewide environmental benefits” outweigh the unavoidable environmental impacts, or unavoidable significant adverse effects, of the recommended project. The Green Zones Program has been established to promote environmental justice in communities that are disproportionately affected by toxic pollutants and contaminants generated from various land uses over time. The regulations for new and existing land uses ensure that such land uses will be operated in consideration of the surrounding sensitive uses, minimizing potential adverse health and safety impacts, and promoting clean industrial uses. Although existing environmental regulations for pollutants in air, water, soil, food, and other sources are effective in controlling community exposures, they do not address non-chemical stressors and health vulnerabilities that may in part result from land use patterns, the origins of which may predate the establishment of such regulation. Health disparities that disproportionately affect minority and low-income populations may enhance the effects of environmental chemicals. The Green Zones Program establishes regulations that seek to enhance public health and land use compatibility in unincorporated communities by regulating the development of industrial uses in proximity to sensitive uses in certain identified communities. The Green Zones Program addresses incompatible land uses in proximity to sensitive uses and the lack of mechanisms to require appropriate mitigation measures within these communities in the unincorporated County. Prior to the adoption of the Green Zones Program, the County’s Zoning Code (Title 22 – Planning and Zoning) regulated industrial uses based on the zoning and land use category, without any considerations for proximity to incompatible land uses, such as sensitive uses.<sup>1</sup> Sensitive uses as defined by the approved program have been expanded to include dwelling units (residences), schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares or preschools as accessories to places of worship located in the zones where they are permitted. In addition, the Green Zones Program establishes regulations for recycling and solid waste facilities in the unincorporated areas of the County, which are sources of pollution.

The effects of the adopted Green Zones Program will be to establish new regulations that promote environmental justice in communities that are disproportionately affected by toxic pollutants and contaminants generated from various land uses over time. The regulations for new and existing land uses ensure that such land uses will be operated in consideration of the surrounding sensitive uses, minimizing potential adverse health and safety impacts, and promoting clean industrial uses. Although existing environmental regulations for pollutants in air, water, soil, food, and other sources are effective in controlling community exposures, they do not address non-chemical stressors, such as noise, and health vulnerabilities. The adopted Green Zones Program is intended to address and alleviate these non-chemical stressors and health vulnerabilities by enhancing public health and land use compatibility in unincorporated communities by regulating the development of industrial uses in proximity to sensitive uses in certain identified communities. The Green Zones Program addresses incompatible land uses in proximity to sensitive uses and the lack of mechanisms to require appropriate mitigation measures within these communities in the unincorporated County. The Green Zones Program brings the County Zoning Code, as it relates to waste management and recycling facilities, into alignment with the County’s Roadmap to a Sustainable Waste Management Future, which implements goals and policies designed to meet the State’s waste diversion goals as set forth in multiple regulations and legislation including the California Beverage Container Recycling & Litter Reduction Act (Public Resources Code [PRC] Division 12.1)<sup>2</sup> and Mandatory Commercial Recycling (14 California Code or Regulations [CCR] Section 18837, Chapter 9.1).<sup>3</sup> In addition, the County is seeking through implementation of the Green Zones Program to reduce emissions consistent

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<sup>1</sup> County of Los Angeles. Accessed February 26, 2020. Los Angeles County, California – Code of Ordinances. Title 22 – Planning and Zoning. Available at: [https://library.municode.com/ca/los\\_angeles\\_county/codes/code\\_of\\_ordinances?nodeId=TTT22PLZO](https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TTT22PLZO)

<sup>2</sup> State of California. Effective October 12, 2019. California Law, Public Resources Code, Division 12.1 – California Beverage Container Recycling and Litter Reduction Act [14500-14599]. Available at: [http://leginfo.ca.gov/faces/codes\\_displaySection.xhtml?lawCode=PRC&sectionNum=14581](http://leginfo.ca.gov/faces/codes_displaySection.xhtml?lawCode=PRC&sectionNum=14581).

<sup>3</sup> Thomas Reuters Westlaw. Effective July 1, 2012. § 18837. Mandatory Recycling of Commercial Solid Waste by Businesses. Available at: [https://govt.westlaw.com/calregs/Document/IBB3450ED42A54849BC55BAD5B084D6E9?viewType=FullText&originationContext=document&transitionType=CategoryPageItem&contextData=\(sc.Default\)&bhcp=1](https://govt.westlaw.com/calregs/Document/IBB3450ED42A54849BC55BAD5B084D6E9?viewType=FullText&originationContext=document&transitionType=CategoryPageItem&contextData=(sc.Default)&bhcp=1)

with the Short-Lived Climate Pollutants, which is a recent effort under Senate Bill (SB) 1383 that focuses on waste diversion by promoting organic waste recycling facilities that utilize various up-to-date technologies.<sup>4</sup>

In accordance with the established CEQA guidance for overriding considerations, the Los Angeles County Board of Supervisors finds that the related benefits of the approved program outweigh the unavoidable adverse environmental impacts that would result from the construction of the improvements required to protect sensitive uses from incompatible adjacent uses. The primary benefits of the Green Zones Program are anticipated to be as follows:

- Improved health outcomes in 2,758 parcels and 2,057 acres in the Green Zone Districts where the health of residents may be disproportionately affected by surrounding land uses by providing appropriate zoning requirements for industrial uses, vehicle-related uses, and recycling and solid waste uses, aligned with the State's environmental justice initiatives such as the Planning for Healthy Communities Act (SB 1000)<sup>5</sup> and California Global Warming Solutions Act of 2006 (Assembly Bill [AB] 32 and SB 535).<sup>6,7,8</sup>
- Improvements to health and quality of life for surrounding residents in communities in the unincorporated areas of the County that have historically borne a disproportionate burden of exposure to pollution from industrial uses in relation to being adjacent to incompatible land uses aligned with the State's environmental justice initiatives such as the Planning for Healthy Communities Act (SB 1000) and California Global Warming Solutions Act of 2006 (AB 32 and SB 535). These communities include 300 parcels in the East San Gabriel Valley Planning Areas; 4 parcels in the West San Gabriel Valley Planning Areas; 2,144 parcels in the Metro Planning Area; 37 parcels in the Gateway Planning Area; and 273 parcels in the South Bay Planning Area. These planning areas had a combined population in 2012 of 836,559 people. The population of the County's unincorporated area is projected to grow by approximately 20 percent from 2016 to 2045.<sup>9</sup>
- The Green Zones Program accomplishes Planning for Healthy Communities through promotion of environmental justice in the areas where health of residents may be disproportionately affected by surrounding land uses and by providing appropriate zoning requirements for industrial uses, vehicle-related uses, and recycling uses, aligned with the State's environmental justice initiatives such as the Planning for Healthy Communities Act (SB 1000).
- The Green Zones Program supports the California Global Warming Solutions Act by addressing incompatible land uses and reducing Short-Lived Climate Pollutants associated with recycling and waste processing facilities, including standards and regulations in compliance with newly adopted State law and requirements for Pallet Yards, Recycling Collection Facilities, Recycling Processing Facilities, Materials Recovery Facility and Transfer Stations, Auto Dismantling or Scrap Metal Facilities, Construction and Demolition Waste or Inert Debris Processing Facilities, Organic Waste Facilities, Chipping and Grinding or Mulching Facilities, Composting Facilities, In-vessel Facilities, and Solid Waste Facilities.
- The Green Zones Program requires landscaping or fencing to screen sensitive uses from adjacent manufacturing and industrial uses on up to 2,758 parcels in the Green Zones Districts.

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<sup>4</sup> State of California. Approved by Governor September 19, 2016. Senate Bill No. 1383. Available at: [http://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill\\_id=201520160SB1383](http://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=201520160SB1383)

<sup>5</sup> State of California. Approved by Governor September 24, 2006. Senate Bill No. 1000. Available at: [https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill\\_id=201520160SB1000](https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201520160SB1000)

<sup>6</sup> California Air Resources Board. Accessed February 26, 2020. Assembly Bill 32 Overview. Available at: <https://ww3.arb.ca.gov/cc/ab32/ab32.htm>

<sup>7</sup> State of California. Approved by Governor September 27, 2006. Assembly Bill No. 32. Available at: [http://www.leginfo.ca.gov/pub/05-06/bill/asm/ab\\_0001-0050/ab\\_32\\_bill\\_20060927\\_chaptered.pdf](http://www.leginfo.ca.gov/pub/05-06/bill/asm/ab_0001-0050/ab_32_bill_20060927_chaptered.pdf)

<sup>8</sup> State of California. Approved by Governor September 30, 2012. Bill Number: SB 535. Available at: [http://www.leginfo.ca.gov/pub/11-12/bill/sen/sb\\_0501-0550/sb\\_535\\_bill\\_20120930\\_chaptered.html](http://www.leginfo.ca.gov/pub/11-12/bill/sen/sb_0501-0550/sb_535_bill_20120930_chaptered.html)

<sup>9</sup> SCAG. Final Connect SoCal Demographics and Growth Forecast. September 3, 2020. Available at: [https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocial\\_demographics-and-growth-forecast.pdf#1606001579](https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocial_demographics-and-growth-forecast.pdf#1606001579)

- The Green Zones Program requires reductions in respirable particulate matter (PM<sub>10</sub>) emissions and odors impacting up to 2,758 parcels in the Green Zone Districts where sensitive uses are located adjacent to manufacturing and industrial uses with potential for such emissions. The Green Zones Program requires new development of sensitive uses to include air filtration systems on up to 2,758 parcels in the Green Zone Districts where such uses are allowable but are located adjacent to manufacturing and industrial uses.
- The Green Zones Program requires enclosures for trash and recycling receptacles on up to 133,591 parcels where the development of four or more residential units or non-residential development is an allowable use.
- The Green Zones Program requires construction of walls using concrete masonry units (CMU) or the like to attenuate noise from adjacent industrial and manufacturing on up to 2,758 parcels in the Green Zones Districts.
- The Green Zones Program regulates recycling and solid waste facilities to make County regulations consistent with the California Beverage Container Recycling & Litter Reduction Act (PRC Division 12.1),<sup>10</sup> Mandatory Commercial Recycling (14 CCR Section 18837, Chapter 9.1),<sup>11</sup> and Short-Lived Climate Pollutants with the intent of reducing pollution associated with waste management and recycling, including processing of organic waste such as composting and chipping and grinding, on approximately 68,489 parcels where these uses are permitted.
- Greenhouse gas (GHG) emissions from facility construction are estimated to be 265 metric tons per year. GHG emissions from facility operations, including carbon dioxide equivalent (CO<sub>2</sub>e) emissions from On-Road Trucks, Off-Road Equipment, Stationary Sources and Fugitive Emissions are estimated to be 2,167 metric tons per year. Respective GHG emissions from construction and operations are below the 10,000 metric tons CO<sub>2</sub>e significance threshold established by the South Coast Air Quality Management District (SCAQMD) for industrial projects. New Green Zones Program improvements adhere to Title 24 standards that require energy conservation features in new construction (e.g., high-efficiency lighting; high-efficiency heating, ventilating, and air-conditioning [HVAC] systems; thermal insulation; double-glazed windows; water-conserving plumbing fixtures; etc.), they indirectly regulate and reduce GHG emissions. Furthermore, the encouragement of the development of organic waste facilities to divert organic waste from landfills for repurposing those materials to feed food-insecure people; make carbon sequestering fertilizers and soil amendments; and generate clean, low-carbon renewable energy are consistent with the Southern California Association of Governments (SCAG) Regional Transportation Plan/Sustainability Communities Strategy (RTP/SCS), the California Climate Action Plan (CCAP), and Statewide legislation for target reductions in GHGs.

The PEIR identified and evaluated the potential for impacts to air quality, biological resources, cultural resources, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, tribal cultural resources, and utilities and service systems for their potential to result in significant impacts from construction, operation, and maintenance of the program. The PEIR determined that the Green Zones Program results in less than significant impacts related to air quality, biological resources, hazards and hazardous materials, hydrology and water quality, land use and planning, and utilities and service systems. However, impacts to cultural resources, noise, and tribal cultural resources were determined to be significant and unavoidable, thus requiring a Statement of Overriding Considerations.

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<sup>10</sup> State of California. Effective October 12, 2019. California Law, Public Resources Code, Division 12.1 – California Beverage Container Recycling and Litter Reduction Act [14500-14599]. Available at: [http://leginfo.ca.gov/faces/codes\\_displaySection.xhtml?lawCode=PRC&sectionNum=14581](http://leginfo.ca.gov/faces/codes_displaySection.xhtml?lawCode=PRC&sectionNum=14581).

<sup>11</sup> Thomas Reuters Westlaw. Effective July 1, 2012. § 18837. Mandatory Recycling of Commercial Solid Waste by Businesses. Available at: [https://govt.westlaw.com/calregs/Document/IBB3450ED42A54849BC55BAD5B084D6E9?viewType=FullText&originationContext=document&transitionType=CategoryPageItem&contextData=\(sc.Default\)&bhcp=1](https://govt.westlaw.com/calregs/Document/IBB3450ED42A54849BC55BAD5B084D6E9?viewType=FullText&originationContext=document&transitionType=CategoryPageItem&contextData=(sc.Default)&bhcp=1)



## **A. UNAVOIDABLE ADVERSE ENVIRONMENTAL IMPACTS**

### **Cultural Resources**

The PEIR determined that the approved program will result in less than significant impacts regarding the disturbance of any human remains, including those interred outside of dedicated cemeteries. There will, however, be significant and unavoidable impacts in relation to causing a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines Section 15064.5, causing a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5, and directly or indirectly destroying a unique paleontological resource or site or unique geologic feature.

The program will result in significant and unavoidable impacts to cultural resources in relation to causing a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5. There are 31 known historical resources within the unincorporated areas of Los Angeles County, but none of those resources are located on parcels that will be affected by the program. Thus, initiatives within the program area will not impact known historical resources. Incompatible land uses and development can adversely affect unknown or previously unrecorded historical resources by degrading the historic nature of the building, structure, object, site, or cultural landscape through incompatible and inappropriate design features; by allowing development that blocks views or hinders the public's enjoyment of a particular cultural resource; or by allowing development that removes or demolishes significant character-defining features of existing buildings, structures, objects, sites, or cultural landscapes. While existing industrial facilities in the program area have not been previously identified as historical resources, some may qualify for designation as a historical resource upon further analysis. Additionally, neighboring buildings, structures, objects, and sites may qualify for designation as a historical resource upon further analysis. Because discretionary projects associated with the program have not been defined, mitigation measures to reduce the level of significant impact cannot be feasibly defined. Ministerial projects are exempt from CUP requirements and, thus, do not require project-level CEQA evaluation prior to plan check and permit approval. The use of historical resources notification, monitoring, and avoidance measures for these types of ministerial developments are not feasible as ministerial projects will not be subject to environmental review by the County. Therefore, temporary construction may result in significant and unavoidable impacts to historical resources. Conversely, the development of discretionary projects requires project-level evaluation under CEQA prior to plan check and permit approval, and thus, the use of avoidance measures for these types of developments is feasible. However, development of the requirements of the program may result in the removal or demolition of significant character-defining features of existing buildings, structures, objects, sites, or cultural landscapes through construction of measures such as screening walls and landscaping that cannot be avoided and will be disclosed through the CEQA process. Thus, temporary construction may result in significant and unavoidable impacts to historical resources.

The program will result in significant and unavoidable impacts to cultural resources in relation to causing a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5. Implementation of development standards for the Green Zones Program will result in ground disturbance, particularly with regard to the construction of barrier walls, the construction of enclosure buildings, and the planting of landscaping in native undisturbed soils. These modifications are expected to result in a maximum depth of approximately 6 feet of ground disturbance. Ground disturbance for most required improvements would be less depth than 6 feet; however, foundations and footings may be constructed at depths greater than this. Ministerial projects are exempt from CUP requirements and, thus, would not require project-level CEQA evaluation prior to plan check and permit approval. The use of archaeological resources notification, monitoring, and avoidance measures for these types of ministerial developments are not feasible as ministerial projects will not be subject to environmental review by the County. Conversely, the development of discretionary projects requires project-level evaluation under CEQA prior to plan check and permit approval, and thus, the use of tribal notification, monitoring, and avoidance measures for these types of developments is feasible. However, development of the requirements of the program may reach native undisturbed soils that contain buried archaeological resources at depths of 6 feet or greater. Impacts may result from the unanticipated discovery of archaeological resources during construction of improvements, such as walls, that require excavation of *in situ* native undisturbed soils. Thus, temporary construction may result in significant and unavoidable impacts to archaeological resources.

The program will result in significant and unavoidable impacts to cultural resources in relation to directly or indirectly destroying a unique paleontological resource or site or unique geologic feature. Implementation of development standards for the Green Zones Program will likely result in ground disturbance particularly with regards to the construction of barrier walls, the construction of enclosure buildings, and the planting of landscaping in native undisturbed soils. These modifications are expected to result in a maximum depth of approximately 6 feet of ground disturbance. Ground disturbance for most required improvements would be less depth than 6 feet; however, foundations and footings may be constructed at depths greater than this. Ministerial projects are exempt from CUP requirements and, thus, will not require project-level CEQA evaluation prior to plan check and permit approval. The use of paleontological, monitoring, and avoidance measures for these types of ministerial developments are not feasible as ministerial projects will not be subject to environmental review by the County. Conversely, the development of discretionary projects requires project-level evaluation under CEQA prior to plan check and permit approval, and thus, the use of mitigation and avoidance measures for these types of developments is feasible. However, development of the requirements of the program may reach native undisturbed soils that contain buried paleontological or unique geological resource deposits at depths of 6 feet or greater. Impacts may result from the unanticipated discovery of paleontological or unique geological resources during construction of improvements, such as walls, that require excavation of *in situ* native undisturbed soils. It should be noted that the location of these conflicts is not known, but there is a potential for conflict in relation to the unanticipated discovery a resource during construction. Thus, temporary construction may result in significant and unavoidable impacts to paleontological resources or sites or unique geologic features.

## Noise

The PEIR determined that that the approved program will result in less than significant impacts with regard to exposing people residing or working the project area to excessive noise levels within the vicinity of a private airstrip or 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. However, the approved program will result in significant and unavoidable impacts in relation to generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project 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; and generation of excessive ground borne vibration or ground borne noise levels. The Green Zones Program will result in significant and unavoidable temporary impacts to noise during construction. It will not result in permanent impacts to existing ambient noise levels.

The Green Zone Districts will result in significant and unavoidable impacts to noise during construction in relation to the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the County General Plan or Noise Ordinance. The Green Zones Program does not exempt property owners from compliance with the County Noise Ordinance. All construction activities to implement the program will be required to comply with the more restrictive noise ordinance between the County Noise Ordinance or the city noise ordinance of the adjacent property. Temporary noise levels during construction may exceed the allowable ambient noise levels for sensitive receptors, where construction needs to occur within 250 feet of a habitable structure. It is anticipated the demolition required to install improvements at existing facilities, required pursuant to Element 1, would typically range from 1 to 10 days. By assigning the highest potential noise level during construction at 89 A-weighted decibels (dBA) ( $L_1$ ) at a distance of 50 feet ( $d_1$ ), the distance at which construction activities would reach a maximum of 75 dBA ( $L_2$ ) and be below the County's noise restrictions for sensitive uses and parcels zoned for single-family residences is approximately 250 feet ( $d_2$ ). The anticipated duration and range of construction phasing for improvements in each location would vary based on level of construction activities. However, all activities would be required to be limited to and adhere to hours allowable by the most restrictive noise ordinance. Furthermore, construction activities would be excluded during weekends and holidays and would be performed outside of when schools are in session and during non-school hours on weekdays when feasible. As required by the County Noise Ordinance, it is feasible to reduce noise levels during construction of required improvements by increasing setbacks to 250 feet (where feasible), or use of equipment that does not exceed the standards established by the County Noise Ordinance; not allow idling diesel on-road vehicles within 50 feet of a sensitive receptor; or using equipment mufflers, noise blankets, noise baffles, noise barriers including noise reducing enclosures and noise isolation platforms, or make arrangements to do the work when sensitive receptors are not present.

The program elements require standards for development in addition to existing standards to reduce impacts on sensitive uses and to designate areas where specific uses are compatible with nearby uses for development within the County, requiring more stringent standards that in some cases will result in a net benefit. While the program will reduce operational impacts of uses within the program area once constructed (barriers, required setbacks, etc.) and will not induce the development of industrial uses in the program area, the program will require development within the County to be performed in accordance with more stringent standards in relation to sensitive uses and new industrial uses, requiring installation of such structures as cinder block walls, fencing, landscape area, and setback. Ministerial projects are exempt from CUP requirements and, thus, do not require project-level CEQA evaluation prior to plan check and permit approval. The use of noise reduction and avoidance measures for these types of developments is not feasible as ministerial projects will not be subject to environmental review by the County. Temporary construction activities such as the construction of barrier walls have the potential to occur adjacent to sensitive uses that may result in noise impacts. Thus, temporary impacts during construction may be significant and unavoidable. Conversely, the development of discretionary projects requires project-level evaluation under CEQA prior to plan check and permit approval, and thus, the use of noise reduction measures, avoidance and minimization measures for these types of developments is feasible. However, development of Element 1 within 50 feet of a sensitive use would be anticipated to continue to result in noise exceedances at sensitive uses over standards established by the County Noise Ordinance during construction, even with the implementation of noise reduction measures.

Exposure to prolonged or excessive noise has been shown to cause a range of health problems ranging from stress, poor concentration, productivity losses in the workplace, and communication difficulties and fatigue from lack of sleep; to more serious issues such as cardiovascular disease, cognitive impairment, tinnitus, noise-induced hearing loss (NIHL), endocrine effects, and increased incidence of diabetes.<sup>12,13</sup> The construction period of improvements required by the Green Zones Program will vary based on the type of barrier or enclosure, and associated structures and anticipated to be no more than 2 to 3 months in duration over the course of the Schedule for Compliance (3, 5, or 7 years). As a result, significant impacts to noise is anticipated to be of short-term duration during construction and to only affect sensitive uses that are less than 50-feet from construction activities. Additionally, these impacts will be limited to locations where there is insufficient existing setback to construct the improvements, with no temporal impacts on ambient noise during construction. The long-term benefits of the Green Zones Program in reducing permanent noise impacts will override potentially significant short-term impacts to noise resulting from construction.

Vibration velocities from most heavy construction operations that would be used during construction of the program would range from 0.001 to 0.074 inch per second peak particle velocity (PPV) at a reference distance of 50 feet from the equipment. The estimated vibration velocity levels at a distance of 100 feet would be well below the most stringent significance threshold of 0.12 inch per second PPV established by the Federal Transit Administration (FTA).<sup>14</sup> However, truck trips, loading, and access routes located within 25 feet of existing sensitive uses during construction activities would require the implementation of avoidance measures such as reduced idling, route location and relocation to major arterials for transport, and loading in areas away from sensitive uses, where feasible. While implementation of the program will reduce operational impacts of uses within the program area once constructed, the development of ministerial projects is exempt from CUP requirements and thus, will not require project-level CEQA evaluation prior to plan check and permit approval. The use of noise reduction and avoidance measures for these types of developments is not feasible as ministerial projects will not be subject to environmental review by the County. Temporary construction activities such as the construction of barrier walls have the potential to occur adjacent to sensitive uses that may result in noise impacts. Therefore, temporary construction may result in significant and unavoidable impacts to noise. Conversely, the development of discretionary projects requires project-level evaluation under CEQA prior to plan check and permit approval, and thus, the use of vibratory and groundborne vibration avoidance and minimization measures for these types of developments is feasible. However, development of

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<sup>12</sup> US Environmental Protection Agency. Clean Air Act Title IV - Noise Pollution. February 19, 2021. Available at: <https://www.epa.gov/clean-air-act-overview/clean-air-act-title-iv-noise-pollution>

<sup>13</sup> U.S. Environmental Protection Agency, Office of the Scientific Assistant Office of Noise Abatement and Control. NOISE EFFECTS HANDBOOK. October 1979, Revised July 1981. October 1979, Revised July 1981. Available at: <https://www.nonoise.org/library/handbook/handbook.htm>

<sup>14</sup> Federal Transit Administration. May 2006. Transit Noise and Vibration Assessment. Washington, DC.

Element 3 within 25 feet of a sensitive use is anticipated to result in generation of excessive ground borne vibration or groundborne noise levels in exceedance of FTA levels during construction, even with the implementation of noise reduction measures. The construction period of improvements required by the Green Zones Program will vary based on the type of barrier or enclosure, and associated structures and anticipated to be no more than 2 to 3 months in duration over the course of the Schedule for Compliance (3, 5, or 7 years). As a result, significant impacts to noise is anticipated to be of short-term duration during construction and to only affect sensitive uses that are less than 50-feet from construction activities. Additionally, these impacts will be limited to locations where there is insufficient existing setback to construct the improvements, with no temporal impacts on ambient noise during construction. The long-term benefits of the Green Zones Program in reducing permanent noise impacts will override potentially significant short-term impacts to noise resulting from construction.

### **Tribal Cultural Resources**

The PEIR determined that the approved program will result in significant and unavoidable impacts to tribal cultural resources in relation to causing a substantial adverse change in the significance of a tribal cultural resource, defined in PRC Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code § 5020.1(k), or
- ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Due to prior disturbance associated with the construction of existing facilities, native, undisturbed soils are not anticipated to be encountered until a depth of approximately 6 feet below grade. Ground disturbance for most required improvements will not reach 6 feet in depth. However, some construction, including excavation of wall footings, foundations, landscaping, and demolition prior to construction of required features, is anticipated to result in ground disturbance of approximately 6 feet or greater due to the potential for footings and foundations that may extend beyond 6 feet into undisturbed native soils. Impacts may result from the unanticipated discovery of tribal cultural resources during construction of improvements, such as walls, that require excavation of *in situ* native undisturbed soils. Therefore, excavation associated with the program developments may reach native undisturbed soils that contain buried tribal cultural resource deposits. It should be noted that the location of these conflicts is not known, but there is a potential for conflict in relation to the unanticipated discovery of a resource during construction. Ministerial projects are exempt from CUP requirements and thus, do not require project-level CEQA evaluation prior to plan check and permit approval. The use of tribal cultural notification, monitoring, and avoidance measures for ministerially approved developments is not feasible as ministerial projects will not be subject to environmental review by the County. Therefore, temporary construction may result in significant and unavoidable impacts to tribal cultural resources due to the potential for temporary construction activities to result in disturbance of native soils. Conversely, the development of discretionary projects requires project-level evaluation under CEQA prior to plan check and permit approval and thus, the use of tribal cultural notification, monitoring, and avoidance measures for these types of developments is feasible. However, development of the requirements of the program may reach native undisturbed soils that contain buried tribal cultural resource deposits at depths of 6 feet or greater due to the potential for footings and foundations that may extend beyond 6 feet into undisturbed native soils, regardless of monitoring and avoidance measures.

## **B OVERRIDING CONSIDERATIONS**

As discussed above, the Green Zones Program will result in improvements to aesthetics as a result of walls, fences, and landscaping for screening of industrial uses in close proximity to sensitive uses. It will lead to reductions in air pollutants and odors with the requirements for PM<sub>10</sub> and odor reduction through the use of air filtration systems and storage enclosures for recycling and solid waste receptacles. It will result in reductions to noise through the use of CMU walls or the like to attenuate noise from industrial, manufacturing, and commercial uses where such uses are located in close proximity to sensitive uses. It will cause reductions in pollution by making County regulations consistent with the California Beverage Container Recycling & Litter Reduction Act (PRC Division 12.1), Mandatory Commercial Recycling (14 CCR Section 18837, Chapter 9.1), and Short-Lived Climate Pollutants with the intent of reducing pollution associated with waste management and promoting recycling, including processing of organic waste, such as composting and chipping and grinding. It will lead to reductions in GHG emissions through adherence to Title 24 standards that require energy conservation features in new construction (e.g., high-efficiency lighting, high-efficiency HVAC systems, thermal insulation, double-glazed windows, water conserving plumbing fixtures, etc.). Furthermore, the encouragement of the development of organic waste facilities to divert organic waste from landfills and repurposing those materials to feed food-insecure people, make carbon sequestering fertilizers and soil amendments, and generate clean, low-carbon renewable energy is consistent with the SCAG RTP/SCS, the CCAP, and Statewide legislations for target reductions in GHGs.

The County has determined that the benefits of improvements in health and quality of life of surrounding residents in communities in the unincorporated areas of the County that have historically borne a disproportionate burden of exposure to pollution from industrial uses outweigh the potential for significant and unavoidable impacts to the environment:

- Significant and unavoidable impacts to cultural resources, including historical, archeological, and paleontological resources, are limited to the potential for the unanticipated discovery of a resource during temporary construction activities. There are no known impacts to historical, archeological, or unique paleontological resources. However, there is potential for impacts to these resources due to the potential for the construction of footings and foundations for barrier walls that may extend beyond 6 feet into undisturbed native soils. The potential for impacts related to the unanticipated discovery of resources is overridden by the benefits of visual screening of incompatible land uses in close proximity of up to 2,758 parcels in the unincorporated territory of the County.
- Significant and unavoidable impacts to ambient noise levels are limited to the short duration of construction for some improvements required by the Green Zones Program, including barrier walls, the construction of enclosure buildings, and the planting of landscaping. Temporary construction activities have the potential to result in significant noise impacts due to temporary construction activities occurring near or adjacent to existing sensitive uses for ministerial projects that would not be required to implement temporary noise attenuation mitigation measures during construction. The temporary impacts on ambient noise levels during construction are overridden by the long-term attenuation of noise for sensitive uses through the use of CMU walls located in close proximity to manufacturing, industrial, and commercial land uses on up to 2,758 parcels.
- Significant and unavoidable impacts to groundbourne vibration are limited to the short duration of construction for some improvements required by the Green Zones Program, including the construction of walls, landscaping, and potential demolition of currently paved areas. The temporal impacts to groundborne vibration are overridden by the long-term attenuation of noise for sensitive uses located in close proximity to manufacturing and industrial land uses on up to 2,758 parcels.
- Significant and unavoidable impacts to tribal cultural resources are limited to the potential for the unanticipated discovery of a resource during construction ground disturbance activities. There are no impacts to known tribal cultural resources. The potential for impacts related to the unanticipated discovery of

resources is overridden by the benefits of visual screening and sound attenuation of incompatible land uses for up to 2,758 parcels in the unincorporated territory of the County.

- Significant and unavoidable impacts to cultural resources, ambient noise levels, groundborne vibration, and tribal cultural resources are overridden by the opportunity to contribute to support of goals, policies and objectives established by California, and regional and local planning efforts:
  - Planning for Healthy Communities Act (SB 1000)
  - California Global Warming Solutions Act of 2006 (AB 32 and SB 535)
  - California Beverage Container Recycling & Litter Reduction Act (PRC Division 12.1)<sup>15</sup>
  - Mandatory Commercial Recycling (14 CCR Section 18837, Chapter 9.1)<sup>16</sup>
- Significant and unavoidable impacts to cultural resources, ambient noise levels, groundborne vibration, and tribal cultural resources are overridden by the improvement of public and environmental health:
  - Improvement of aesthetics through screening of visual blight.
  - Reduction of emissions of criteria air pollutants such as PM<sub>10</sub>.
  - Enclosure of trash and recycling bins to reduce odors for residential land uses with four or more dwelling units and non-residential land uses.
  - Reduction of long-term exposure to excessive noise level of sensitive uses.
  - Reduction of long-term exposure to excessive noise levels for workers at industrial and manufacturing land uses.
  - Reduction of emissions of criteria air pollutants from waste management and recycling, including processing of organic waste.
  - Facilitation of recycling, recycling collection and processing, and organic waste processing, such as composting and chipping and grinding with zoning requirements with corresponding reductions in GHG emissions.

The County has determined that the identified benefits of the Green Zones Program, including compliance with applicable State and local statutes, regulations, and plans overrides the limited unavoidable adverse effects, which are largely temporary or associated with the potential for impacts to cultural resources and tribal cultural resources as a result of unanticipated discovery of resources during construction.

## C. CONCLUSION

For the abovementioned reasons, adoption and implementation of the Green Zones Program has environmental, economic, and social benefits that outweigh the unavoidable adverse environmental effects of the short-term impacts during construction. Such short-term impacts would consist of ambient noise level and ground-borne vibration, as well as the potential to encounter previously unrecorded or unknown historical resources, archeological resources, unique paleontological resources, or Tribal Cultural Resources during construction of improvements required by the Green Zones Program. These impacts would only be for by-right development, activities that are subject to ministerial review, or activities that are statutorily exempt from CEQA. Implementation of the Green Zones Program supports attainment of State and regional goals related to environmental health, social equity, and environmental justice. Therefore, the County of Los Angeles has adopted this Statement of Overriding Considerations.

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<sup>15</sup> State of California. Effective October 12, 2019. California Law, Public Resources Code, Division 12.1 – California Beverage Container Recycling and Litter Reduction Act [14500-14599]. Available at: [http://leginfo.ca.gov/faces/codes\\_displaySection.xhtml?lawCode=PRC&sectionNum=14581](http://leginfo.ca.gov/faces/codes_displaySection.xhtml?lawCode=PRC&sectionNum=14581).

<sup>16</sup> Thomas Reuters Westlaw. Effective July 1, 2012. § 18837. Mandatory Recycling of Commercial Solid Waste by Businesses. Available at: [https://govt.westlaw.com/calregs/Document/IBB3450ED42A54849BC55BAD5B084D6E9?viewType=FullText&originationContext=document&transitionType=CategoryPageItem&contextData=\(sc.Default\)&bhcp=1](https://govt.westlaw.com/calregs/Document/IBB3450ED42A54849BC55BAD5B084D6E9?viewType=FullText&originationContext=document&transitionType=CategoryPageItem&contextData=(sc.Default)&bhcp=1)