# IV. Environmental Impact Analysis

# I.2 Utilities - Solid Waste

## 1. Introduction

This section of this Draft EIR analyzes potential project impacts with regard to solid waste. The analysis describes existing solid waste facilities and their associated capacities, estimates the amount of solid waste that would be generated by the project during construction and operation, and evaluates whether existing solid waste collection and disposal facilities could accommodate project-generated waste. An analysis of the project's consistency with applicable solid waste regulations is also provided.

## 2. Environmental Setting

### a. Existing Conditions

Demand for landfill capacity is continually evaluated by Los Angeles County (County) through preparation of the Los Angeles County Integrated Waste Management Plan (CoIWMP) annual reports. The 2008 ColWMP Annual Report, which is the most recent report available, was completed in October 2009 (2008 ColWMP). As with previous annual reports, the 2008 CoIWMP Annual Report assesses future landfill disposal needs over a 15-year planning horizon based, in part, on forecasted waste generation and available landfill capacity from 2008 to 2023. Several factors are used in the 2008 ColWMP Annual Report to determine landfill capacity, including: (1) the expiration of various landfill permits (e.g., land use permits, waste discharge requirements permits, solid waste facilities permits, and air quality permits), (2) restrictions on the processing of waste generated outside given landfills' jurisdictions and/or watershed boundaries, and (3) operational constraints.

As discussed in the 2008 ColWMP, without changes in the status quo, a shortage of permitted solid waste disposal capacity at in-County Class III landfills is projected by 2014. This calculated shortage is due in part to a lack of suitable sites for developing new landfills, and limited expansion potential of existing landfills. Nonetheless, the 2008 ColWMP Annual Report anticipates that future disposal needs can be adequately met through 2023 via scenarios that include some combination of the following: (1) use of

existing in-County Class III landfills and transformation facilities;[42] (2) proposed expansion of in-County Class III landfill capacity through new or existing facilities; (3) use of out-of-County landfills for disposal, including waste-by-rail facilities; (4) use of conversion technologies;[43] (5) expansion of diversion infrastructure; and (6) maximization of waste reduction and recycling.

A brief description of waste disposal by the County at in- and out-of-County landfills and transformation facilities based on the most recent data available from the CoIWMP Annual Report is provided below. Also provided below are existing landfill capacity data and an overview of various technologies underway to assist in reducing solid waste disposal.

## (1) Regional

Landfills within the County are generally classified either as Class III landfills, which accept non-hazardous solid waste, or unclassified (inert) landfills, which accept construction and demolition waste, yard trimmings, and earth-like waste. Twelve Class III landfills and three unclassified landfills are located within the County.[44] Figure IV.I-2 on page 880 provides the locations of these landfills.

### *(a) In-County Class III Landfills*

As shown in Table IV.I-9 on page 881, based on the 2008 CoIWMP, the remaining disposal capacity for the County's Class III landfills is estimated at 154.386million tons, which includes the recently approved capacity at the City and County portions of the Sunshine Canyon landfill in 2008.[45] In 2008, approximately 8.003 million tons of solid

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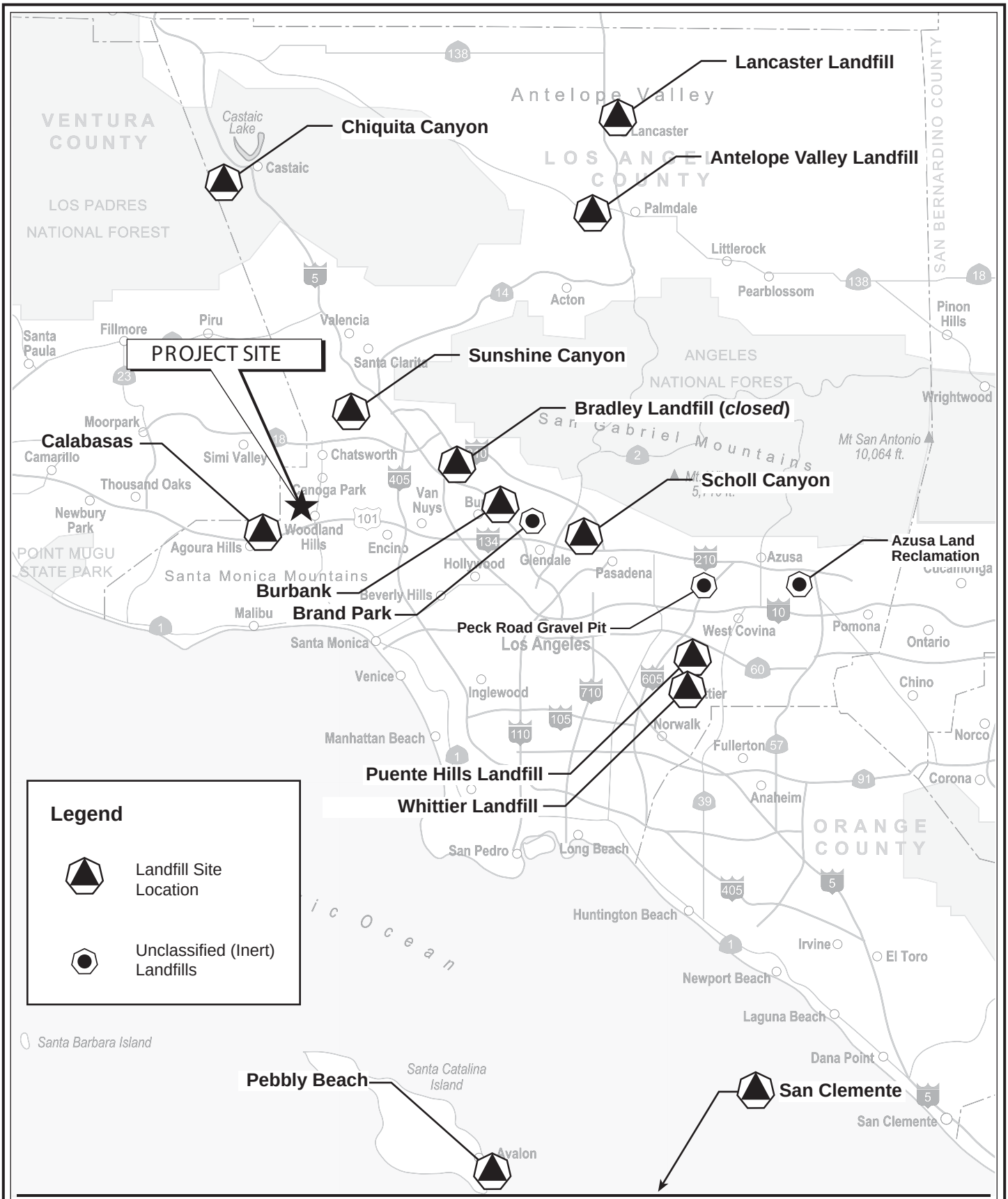
[42] *The primary function of a transformation facility is to convert, combust, or otherwise process solid waste by incineration, pyrolysis, destructive distillation, gasification, or to chemically or biologically process solid waste for the purpose of volume reduction, synthetic fuel production, or energy recovery. Transformation facilities do not include biomass conversion or composting facilities. CalRecycle, http://www.calrecycle.ca.gov/LGCentral/Glossary/, accessed October 18, 2010.*

[43] *Conversion facilities convert unrecyclable solid waste into useful products, such as green fuels and renewable energy, in an environmentally beneficial way. Los Angeles County Integrated Waste Management Task Force, http://ladpw.org/epd/tf/conv_tech.cfm#What, accessed November 23, 2010.*

[44] *The Bradley Landfill closed in April 2007, thereby leaving twelve operational Class III landfills in Los Angeles County. However, the City of Los Angeles recently approved the Bradley Waste Facilities and Transfer Station at this location.*

[45] *Los Angeles County Countywide Integrated Waste Management Plan Annual Report 2008 Annual Report, October 2009.*




The Village at Westfield Topanga

**Figure IV.I-2**
Location of Existing Waste Disposal Sites in Los Angeles County

matrix environmental

0 5 10 20 Mile
Scale in approximate miles.

Source: Matrix Environmental, 2010.

**Table IV.I-9**
**Solid Waste Disposal and Estimated Remaining Capacity for Los Angeles County Landfills [a]**

| Landfill | Location | 2008 Total Disposal (million tons) [b] | Estimated Remaining Capacity As of 12/31/08 (million tons) |
|---|---|---|---|
| **Class III** | | | |
| Antelope Valley | Palmdale | 0.305 | 7.746[f] |
| Bradley (closed) | Los Angeles | 0.000 | 0.00 |
| Burbank [c] | Burbank | 0.041 | 3.000 |
| Calabasas [d] | Unincorporated | 0.369 | 7.796 |
| Chiquita Canyon | Unincorporated | 1.505 | 8.011[e] |
| Lancaster | Lancaster | 0.356 | 13.324 |
| Pebbly Beach [g] | Unincorporated | 0.003 | 0.058 |
| Puente Hills [h] | Unincorporated | 3.150 | 21.620 |
| San Clemente [i] | Unincorporated | 0.000 | 0.040 |
| Scholl Canyon [j] | Glendale | 0.338 | 5.660 |
| Sunshine Canyon County | Unincorporated | 1.177 | 82.98[k] |
| Sunshine Canyon City | Los Angeles | 0.680 | (included as part of Sunshine County number above) |
| Whittier [l] | Whittier | 0.079 | 4.151 |
| **Class III Total Overall** | | **8.003** | **154.386** |
| **Class III Total Open to City of Los Angeles** | | **4.39** | **119.857[m]** |
| **Unclassified** | | | |
| Azusa Land Reclamation | Azusa | 0.176 | 45.715 |
| Brand Park [n] | Glendale | 0.00 | 0.25 |
| Peck Road Gravel Pit | Monrovia | 0.00 | 11.25 |
| **Unclassified Total Overall** | | **0.176** | **57.215** |
| **Unclassified Total Open to City of Los Angeles** | | **0.174** | **56.965 [o]** |

[a] *Landfills open to the City of Los Angeles are highlighted in gray within the table.*
[b] *Includes in-County and out-of-County solid waste disposal at landfill.*
[c] *Limited to the City of Burbank use only*
[d] *Limited to Calabasas Wasteshed as defined by Los Angeles County Ordinance No. 91-0003.*
[e] *Does not include 2008 pending expansion which would increase capacity by 32 million tons.*
[f] *Does not include pending expansion of 8.96 million tons.*
[g] *Due to its location on Santa Catalina Island, only the City of Avalon and adjacent unincorporated County areas have access to this facility.*
[h] *Does not accept waste generated from portions of the City of Los Angeles outside the County Sanitation District boundary and Orange County.*
[i] *Owned and operated by U.S. Navy (Does not accept City of Los Angeles waste).*
[j] *Limited to Scholl Canyon Wasteshed as defined by City Ordinance No. 4782.*
[k] *Includes additional capacity of 67.7 million tons for both County/City portions of landfill approved by City of Los Angeles, California Integrated Waste Management Board (now CalRecycle), and Los Angeles County Board of Supervisors*
[l] *Limited to City of Whittier use only.*
[m] *Total excludes Class III landfills not open to the City of Los Angeles for disposal (i.e., Puente Hills, Scholl Canyon, Whittier, Burbank, Pebbly Beach, and San Clemente).*
[n] *Limited to City of Glendale use only.*
[o] *Total excludes unclassified landfills not open to the City of Los Angeles for disposal (i.e., Brand Park).*

*Sources: Matrix Environmental 2011, based on information from the Los Angeles County Countywide Integrated Waste Management Plan 2008 Annual Report and the California Integrated Waste Management Board (now CalRecycle).*

waste was disposed of at County Class III landfills. Approximately 99 percent of this solid waste disposal was generated from within the County, with the remaining generated from outside of the County.

Assuming a minimum 55 percent diversion rate in accordance with AB 939 (further discussed in this section) and accounting for disposal at transformation facilities, the 2008 CoIWMP Annual Report estimates that approximately 22.99 million tons of solid waste were generated in 2008 within the County.[46] As discussed above, without changes in status quo, the ColWMP states that there would be a shortage of permitted solid waste disposal capacity at in-County Class III landfills by 2014.[47] As such, the ColWMP provides a variety of scenarios under which adequate disposal capacity could be achieved. For example, as indicated in Table IV.I-9 on page 881, Class III landfills within the County that have been proposed for expansion but have not yet been approved include the Antelope Valley and Chiquita Canyon landfills, the use of which would increase disposal capacity.

*(b) In-County Unclassified Landfills*

Inert wastes such as soil, concrete, asphalt, and other construction and demolition (C&D) debris are disposed of at the County's three unclassified landfills. As shown in Table IV.I-9, the estimated remaining disposal capacity for unclassified landfills serving the County is estimated at approximately 57.215 million tons. In 2008, approximately 0.176 million tons of inert wastes were disposed of at the County's unclassified landfills. As indicated by the 2008 CoIWMP Annual Report, the County's unclassified landfills generally do not face capacity issues. This capacity is due, in part, to the lower maintenance costs associated with the inert contents and the disposal fees involved.

*(c) Out-of-County Landfills*

Solid waste disposal at out-of-County facilities has increased in recent years and is expected to continue to be necessary to meet the County's future disposal needs. As noted above, without out-of-County facilities, conversion technologies, or increased diversion rates, the County could have a shortage of in-County solid waste disposal capacity by 2014 due to challenges associated with the establishment of new landfills and the expansion of existing landfills.

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[46] *Appendix E-2 Table 4 of the 2008 CoIWMP Annual Report.*

[47] *County of Los Angeles, Department of Public Works; Los Angeles County Integrated Waste Management Plan 2008 Annual Report, October 2009, page 36.*

As shown in Table IV.I-10 on page 884, in 2008 (the most recent year that data was available), approximately 6,135 tons per day of solid waste was disposed of at out-of-County landfills. This equated to approximately 2.1 million tons of waste on an annual basis.

As shown in Table IV.I-10 below, waste-by-rail has the potential to create substantial solid waste disposal capacity. Waste-by-rail systems allow the County to transport waste via existing railways to remote out-of-County disposal facilities. They involve the collection of recyclable waste at material recovery facilities and the loading of remaining non-hazardous wastes into rail-ready shipping containers. These containers are delivered by truck to local rail yard loading facilities where they are then transported to remote landfills designed and permitted to receive waste via rail.

The Mesquite Regional Landfill in Imperial County is a waste-by-rail landfill that is anticipated to be available for use by the County. In August 2000, the County Sanitation Districts of Los Angeles County (CSDLAC) entered into purchase agreements for this landfill. The site is located approximately 200 miles east of Los Angeles along the Union Pacific Railroad. The Mesquite Regional Landfill is fully permitted to accept residual solid waste transported from southern California communities by rail. The approved landfill footprint of 2,290 acres will provide capacity for approximately 600 million tons of solid waste and 100 years of operation at a maximum of 20,000 tons per day (tpd).[48] CSDLAC, which completed the purchase of this facility in December 2002, expects the site to be operational by 2010 and ready for waste-by-rail in 2011/2012.[49]

*(d) Transformation Facilities*

There are two solid waste transformation facilities within Los Angeles County. The Commerce Refuse to Energy Facility disposed of approximately 102,000 tons of solid waste in 2008 and has a permitted capacity of 2,800 tons per week. The Southeast Resource Recovery Facility, located in the City of Long Beach, disposed of approximately 477,000 tons of solid waste in 2008 and has a permitted capacity of 500,000 tons per year. It is expected that these two facilities will continue to operate at their current permitted capacities through the 2008 ColWMP planning period of 2023. The owners and operations of these facilities indicated that there are no plans to increase the daily capacity.

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[48] *Ibid.*

[49] *The 2007 CoIWMP identified the proposed Eagle Mountain landfill in Riverside County as a potential waste-by-rail facility. However, in November 2009, the Federal Court of Appeals for the Ninth Circuit ruled that the Environmental Impact Statement for the project was not adequate in several aspects and that the Bureau of Land Management undervalued the public land to be traded. In February 2010, the Department of Interior decided not to appeal the decision and not pursue the project.*

**Table IV.I-10**
**Solid Waste Disposal and Estimated Remaining Capacity for Out-of-County Landfills**

| Facility Location Owner/Operator | Rail Access | Distance from Los Angeles County [b] | 2008 Average Daily Disposal Rate (tons per day [tpd]) | Anticipated Maximum Imports from Los Angeles County (tpd) | 2008 Average Los Angeles County Exported Quantity [c] (tpd) | Permitted Daily Capacity (tpd) | Remaining Permitted Disposal Capacity (tons) | Remaining Design Life (years) | Comments |
|---|---|---|---|---|---|---|---|---|---|
| **El Sobrante Landfill**<br>Riverside County<br>Waste Mgmt., Inc. | NO | 60 miles | 6,873 | 4,000 | 2,909 | 11,667 | 134 million | 36 | Permitted to import out-of-County waste up to 60% of permitted daily capacity. Remaining capacity and design life are based on the SWFP which was approved by the Waste Board on August 18, 2009 |
| **Frank R. Bowerman Sanitary Landfill**<br>Orange County<br>O.C. Integrated Waste Mgmt, Dept. | NO | 45 miles | 6,044 | 1,500 | 848 | 8,500 | 38 million | 45 | There is no host fee for waste delivered under an imported waste contract. Imported waste tonnage is received under 10-year contracts with franchise waste haulers and continues through 2013 at the Frank R. Bowerman Landfill and 2015 at the Olinda Alpha and Prima Deschecha Landfills. |
| **Olinda Alpha Sanitary Landfill**<br>Orange County<br>O.C. Integrated Waste Mgmt. Dept. | NO | 30 miles | 5,141 | 1,500 | 955 | 8,000 | 16 million | 13 | |
| **Prima Deshecha Sanitary Landfill**<br>Orange County<br>O.C. Integrated Waste Mgmt. Dept. | NO | 60 miles | 1,646 | 1,500 | 189 | 4,000 | 73 million | 59 | |
| **Simi Valley Landfill & Recycling Center**<br>Ventura County<br>Waste Mgmt., Inc. | NO | 50 miles | 2,389 | 850 | 808 | 3,500 | 16.57 million | 17-25 | No limits on maximum tonnage that can be imported. |
| **Mesquite Regional Landfill** [a]<br>Imperial County<br>Sanitation Districts of Los Angeles County | YES | 210 miles | - | 15,000 | - | 20,000 | 600 million | 100 | In operation in 2009. Permitted to reserve up to 1,000 tpd of available capacity for Imperial County wastestream. Up to 4,000 tpd may be transported by truck haul. |
| **Other out-of-County Landfills (i.e., Kern, Kings, San Bernardino, San Diego, and Stanislaus)** | | | | -- | 426 | | | | |
| **Total** | | | | **24,350** | **6,135** | | | | |

[a] *Not in operation at this time.*

*Source: Los Angeles County Countywide Integrated Waste Management Plan 2008 Annual Report, October 2009; and Los Angeles County Department of Public Works, May 2009.*

*(e) Use of Conversion Technologies*

The County is exploring the use of conversion technologies to reduce future disposal needs as well as address global climate change. These technologies encompass a variety of processes that convert normal household trash into renewable energy, biofuels, and other useful products. The County has launched the Southern California Conversion Technology Demonstration Project, which seeks to promote, evaluate, and establish a demonstration facility for the conversion of solid waste into clean energy.[50] As part of this effort, the Los Angeles County Board of Supervisors approved a motion to facilitate the development of three demonstration conversion technology projects and initiate a feasibility study for potential conversion technology sites at County landfills and other appropriate locations in the County.

## (2) Local

*(a) Waste Disposal by the City of Los Angeles*

The City of Los Angeles Bureau of Sanitation annually collects approximately 1.4 million tons of refuse from single and small multi-family residences, as well as approximately 190,000 tons of recyclables and 480,000 tons of yard trimmings in the City.[51] In general, the Bureau of Sanitation provides waste collection services for single-family and some smaller multi-family developments. The remainder of the solid waste collected in the City (which totals an additional approximately 1.2 million tons per year) is collected by private haulers that provide waste collection services for most multi-family residential and commercial developments. Solid waste collected by the City and private haulers is either recycled, reused, transformed at a waste-to-energy facility, or disposed of at a landfill.

Several of the County's Class III landfills only accept solid waste generated within a landfill's particular jurisdiction (i.e., Puente Hills, Scholl Canyon, Whittier, Burbank, Pebbly Beach, and San Clemente). As such, not all of the County's Class III landfills listed in Table IV.I-9 on page 881 are open to the City of Los Angeles for their solid waste disposal needs. As shown in Table IV.I-9, the remaining disposal capacity for the County's Class III landfills open to all or portions of the City is estimated at approximately 119.857 million

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[50] *Southern California Conversion Technologies Demonstration Project, http://www.socalconversion.org/, accessed July 12, 2010.*

[51] *City of Los Angeles, Department of Public Works, Bureau of Sanitation, General Information, accessed online at: http://www.lacity.org/san/general_info/about_us/our_services/service_summary.htm, accessed July 12, 2010.*

tons. As shown in Table IV.I-11 on page 887, in 2008, the City (including private haulers collecting solid waste in the City) disposed of approximately 2.608 million tons of solid waste in the County's Class III landfills and approximately 58,497.04 tons of additional waste at transformation facilities. This annual collection amount accounts for approximately 2.22 percent of the remaining capacity for the County's Class III landfills open to the City. The City is addressing the potential shortage of permitted solid waste disposal capacity projected by 2014 by completing annual CoIWMP reports and increasing diversion rates.

Several of the County's unclassified landfills also only accept C&D waste generated within a landfill's particular jurisdiction (i.e., Brand Park). As indicated in Table IV.I-9, the 2008 remaining disposal capacity for the County's unclassified landfills open to the City is estimated at 56.965 million tons. As shown in Table IV.I-11 on page 887, in 2008, the City disposed of approximately 30,772.48 tons of C&D waste into Azusa Land Reclamation, a County unclassified landfill. This amount accounts for less than 0.05 percent of the total remaining capacity at the County's unclassified landfills open to all or portions of the City.

Based on data from the City of Los Angeles Bureau of Sanitation, the City achieved a 65 percent diversion rate of solid waste from landfills in 2008, exceeding the required 50 percent diversion rate required by AB 939.[52] As such, the City has and will continue to address solid waste capacity.

*(b) Recycling Facilities*

Source reduction, recycling, and composting programs within the City of Los Angeles are developed and implemented by the Department of Public Works Bureau of Sanitation, Solid Resources Citywide Recycling Division (SRCRD). The SRCRD provides technical assistance to public and private recyclers, oversees the City's recycling program, manages the Household Hazardous Waste program, and helps create markets for recyclable materials.[53] The Construction and Demolition Recycling Guide, an SRCRD publication, provides information to public and private sectors regarding construction waste diversion. This guide provides an alphabetical listing of recyclers and certified mixed-debris processors that serve the greater Los Angeles area, as well as listings of materials

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[52] *City of Los Angeles, Department of Public Works, Year at a Glance, Fiscal year 2008-09, available online at: http://www.lacitysan.org/general_info/pdfs/YAAG-FY0809_full_report.pdf, accessed May 19, 2010.*

[53] *City of Los Angeles, Department of Public Works, Bureau of Sanitation, Construction and Demolition Recycling Guide, August 9, 2007, available online at: http://san.lacity.org/solid_resources/pdfs/C&D_guide.pdf, accessed July 21, 2010.*

**Table IV.I-11**
**City of Los Angeles 2008 Waste Stream**

| Solid Waste Facility | Total Received/Disposal (tons) |
|---|---|
| Antelope Valley Landfill 1 | 628 |
| Antelope Valley Landfill 2 | 15,085 |
| Asuza [a] | 30,772.48 |
| Bradley | Closed |
| Calabasas | 236,893.86 |
| Chiquita Canyon | 680,299.95 |
| Commerce Refuse to Energy [b] | 18,444.01 |
| Lancaster | 176,329 |
| | |
| Puente Hills | 167,530.61 |
| Scholl Canyon | 3,497.29 |
| Southeast Recovery[b] | 40,053.03 |
| Sunshine Canyon City | 510,344.36 |
| Sunshine Canyon County | 817,157.29 |
| **Subtotal Class III** | **2,607,765.36** |
| **Subtotal Transformation** | **58,497.04** |
| **Subtotal Unclassified** | **30,772.48** |
| **Total Received/Disposed** | **2,697,034.88** |

[a] *Unclassified landfill*
[b] *Transformation facility*

*Source: County of Los Angeles, Department of Public Works, Solid Waste Information System http://dpw.lacounty.gov/swims/reports/predefined_report.asp; accessed July 12, 2010.*

accepted (i.e., wood waste, scrap metal, drywall, etc.) in order to assist developers and contractors with their recycling selection.

### (3) Project Site

The project site is currently developed with office, restaurant, and commercial uses that generate solid waste. Based on solid waste generation factors established by the City of Los Angeles in a July 2002 Waste Characterization and Quantification Study , it is estimated that the existing uses at the time of the NOP generated approximately 456 tons of solid waste per year as shown in Table IV.I-12 on page 888.

**Table IV.I-12**
**Solid Waste Generation for Existing Uses**

| Land Use | Amount of Development | Employees/ Visitors [a] | Annual Solid Waste Generation Factor (tons per employee) [b] | Waste Generation (tons/year) |
|---|---|---|---|---|
| Office [c] | 45,221 sq. ft. | 158 | 0.73 tons/employee/year [d] | 115 |
| Restaurant | 35,645 sq. ft. [e] | 80 | 2.98 tons/employee/year | 238 |
| Shopping Center Retail | 20,459 sq. ft. [f] | 46 | 1.52 tons/employee/year [g] | 70 |
| Bank | 9,889 sq. ft. | 22 | 1.52 tons/employee/year [g] | 33 |
| Vacant [h] | 10,896 sq.ft. | -- | 0 | 0 |
| **Total at time of NOP** | **122,110 sq. ft.** | | | **456** |
| | | | | |
| | | | | |

[a] *Employment generation factors = 2.2371 employees/1,000 sq. ft. of retail and service uses and 3.4965 employees/1,000 sq. ft. of office uses, LAUSD Commercial/Industrial Development School Fee Justification Study (2008).*
[b] *Yearly solid waste generation factors based on July 2002 Waste Characterization and Quantification Study: Year 2000 prepared for City of Los Angeles. These factors account for waste generated by both employees and patrons.*
[c] *An existing 41,480 square foot office building located along Owensmouth Avenue would remain on-site upon project completion.*
[d] *For existing office uses, the "services-other" generation factor was utilized.*
[e] *Includes the approximately 18,002 square foot building previously occupied by the Yankee Doodles restaurant that was occupied at the time of the NOP and has since been removed from the project site.*
[f] *Includes the approximately 9,345 square foot vacant building that at the time of the NOP was occupied by a furniture retailer.*
[g] *For existing retail and bank uses, the "retail-remainder" generation factor was utilized.*
[h] *The building located at 21800 Victory Boulevard was vacant at the time of the NOP, as described in Section II, Project Description, of this Draft EIR.*

*Source: Matrix Environmental, 2011.*

## b. Regulatory Framework

### (1) State

Recognizing the need to address declining landfill capacity, the State of California has enacted three key legislations relating to solid waste: Assembly Bill 939 – the California Integrated Waste Management Act of 1989 (Public Resources Code Sections 41000-41460); Senate Bill 1327 – the California Solid Waste Reuse and the Recycling Access Act of 1991 (Public Resources Code Sections 42900-42911); and Senate Bill 1374 – Construction and Demolition Waste Materials Diversion Requirements. Each of these regulations is described below.

*(a) Assembly Bill 939 – California Integrated Waste Management Act of 1989*

The California Integrated Waste Management Act of 1989 (AB 939) was passed by the State legislature for the purpose of establishing an integrated waste management hierarchy consisting of (in order of priority): (1) source reduction, (2) recycling and composting, and (3) environmentally safe transformation and land disposal. AB 939 requires that all counties and cities develop a comprehensive solid waste management program that includes a Source Reduction and Recycling Element (SRRE) which would include policies for but not limited to: waste characterization, source reduction, recycling, composting, solid waste facility capacity, education and public information, funding, special waste (asbestos, sewage sludge, etc.), and household hazardous waste. Additionally, all counties must develop a Siting Element to address the need for landfill/transformation facilities for the next 15 years. In accordance with AB 939, all cities and counties must prepare and submit to CalRecycle an Annual Report which summarizes the jurisdictions' progress in reducing solid waste.[54] AB 939 also mandated that all cities and counties divert 25 percent of their waste stream by 1995, and 50 percent by 2000 through source reduction, recycling, and reuse programs.

*(b) Assembly Bill 1327 – California Solid Waste Reuse and the Recycling Access Act of 1991*

The California Solid Waste Reuse and the Recycling Access Act of 1991 (AB 1327) is codified in Public Resources Code Sections 42900-42911, as amended. AB 1327 requires each local jurisdiction to adopt an ordinance requiring commercial, industrial, or institutional building, marina, or residential buildings having five or more living units to provide an adequate storage area for the collection and removal of recyclable materials. The size of these storage areas are to be determined by the appropriate jurisdictions' ordinance. If no such ordinance exists within the jurisdiction, the CalRecycle model ordinance shall take effect. Pursuant to AB 1327, the City of Los Angeles adopted the Space Allocation Ordinance (Ordinance No. 171687), discussed below.

[54] *CalRecycle is a new department within the California Natural Resources Agency and administers programs formerly managed by the State's Integrated Waste Management Board and Division of Recycling.*

*(c) Senate Bill 1374 – Construction and Demolition Waste Materials Diversion Requirements*

Passed in 2002, the Construction and Demolition Waste Materials Diversion Requirements (SB 1374) added Section 42912 to the Public Resources Code. SB 1374 requires that jurisdictions include in their annual AB 939 report a summary of the progress made in diverting C&D waste. The legislation also requires that CalRecycle adopt a model ordinance for diverting 50-75 percent of all C&D waste from landfills.

*(d) Zero Waste California*

The Zero Waste California is a State program that promotes a new vision of waste.[55] Zero waste is based on the concept that wasting resources is inefficient and that the efficient use of natural resources should be achieved. The concept is premised on maximizing existing recycling and reuse efforts, while ensuring that products are designed for the environment and have the potential to be repaired, reused, or recycled. The Zero Waste California program promotes the goals of market development, recycled product procurement; and research and development of new and sustainable technologies.

## (2) Regional

*(a) Los Angeles County Integrated Waste Management Plan*

The Los Angeles County Integrated Waste Management Plan (CoIWMP), which was formally approved on June 23, 1999, is a set of planning documents that sets forth a regional approach for the management of solid waste through source reduction, recycling and composting, and environmentally safe transformation and disposal. The CoIWMP recognizes that landfills will remain an integral part of the County's solid waste management system in the foreseeable future and assures that the waste management practices of cities and other jurisdictions in the County are consistent with the solid waste diversion goals of AB 939.

The CoIWMP includes the Countywide Integrated Waste Management Summary Plan (Summary Plan), which was approved by the CIWMB on June 23, 1999. The Summary Plan describes the actions to be taken to achieve the mandated waste diversion

[55] *The Zero Waste California program is part of the Strategic Waste Plan adopted by CIWMB (now CalRecycle) in 2001.*

goals of AB 939. The Summary Plan establishes countywide goals and objectives for integrated waste management; establishes an administrative structure for preparing and managing the Summary Plan; describes the countywide system of governmental solid waste management infrastructure; describes the current system of solid waste management in the County and the cities; summarizes the solid waste programs; describes programs that could be consolidated or coordinated countywide; and analyzes how these countywide programs are to be financed.

Also a part of the CoIWMP and pursuant to AB 939, the County prepared the Countywide Siting Element (Siting Element) which identifies goals, policies, and strategies that provide for the proper planning and siting of solid waste disposal and transformation facilities for the next 15 years. The Siting Element was approved by the CIWMB on June 24, 1998 providing strategies and siting criteria for evaluating the development of needed disposal and transformation facilities. The County is currently in the process of updating the Siting Element to reflect the most recent information regarding remaining landfill disposal capacity and the County's current strategy for maintaining adequate disposal capacity.

The County Department of Public Works prepares CoIWMP Annual Reports. The CoIWMP Annual Reports provide an assessment of the Summary Plan and the Siting Element. Additionally, as previously discussed, the CoIWMP Annual Reports analyze solid waste disposal and estimated future remaining capacity at County landfills. As described above, the 2008 ColWMP Annual Report dated October 2009 is the most recent report available.

### (3) Local

#### *(a) City of Los Angeles Solid Waste Integrated Resources Plan (Zero Waste Plan)*

The City of Los Angeles Solid Waste Integrated Resources Plan (SWIRP) or Zero Waste Plan is a six year planning effort that outlines the City's objectives to provide sustainability, resource conservation, source reduction, recycling, renewable energy, maximum material recovery, public health and environmental protection for solid waste management planning through 2030 — leading Los Angeles towards being a "zero waste" city (consistent with the RENEW LA goal – discussed further below). The SWIRP process, composed of three phases, aims to develop and implement a 20-year Zero Waste Master Plan (Master Plan) by 2013. Phase I, initiated in 2007, employed stakeholder input to determine the guiding principles and vision of the SWIRP. Phase 1 culminated in the adoption of the stakeholder Guiding Principles at the citywide conference held on

May 3, 2008. Phase II, initiated in 2008 and which is still currently in process, involves the actual preparation of the Master Plan. Using the guiding principles developed in Phase I, it will develop a Policy, Program, and Facility Plan, an Environmental Impact Report, and Financial Plan. These documents will detail the infrastructure, programs, policies, regulations, incentives, technological innovation and financial strategies necessary to: (i) eliminate the use of urban landfills, (ii) develop alternative technologies to convert waste to renewable energy fuels and products, (iii) increase recycling and resource recovery, (iv) convert Bureau of Sanitation trucks to clean renewable alternative fuels, and (v) lead the way for Los Angeles to become a zero-waste city.[56] Phase III will implement the Master Plan. It may involve the implementation of new Bureau of Sanitation programs, the addition or modification of solid waste infrastructure, and new solid waste legislation.

*(b) City of Los Angeles Solid Waste Management Policy Plan*

The City of Los Angeles Solid Waste Management Policy Plan (CiSWMPP), adopted in 1993, is a long-range policy plan that provides direction for the solid waste management hierarchy and integrates all facets of solid waste management planning in the City. The objective of the CiSWMPP is to promote source reduction or recycle a minimum of 50 percent of the City's waste by 2000, or as soon as possible thereafter, and 70 percent of the waste by 2020. The CiSWMPP calls for the disposal of the remaining waste in local and possibly remote landfills. Further, the CiSWMPP contains the City's SRRE, which includes goals and objectives for achieving AB 939 waste diversion rates and identifies programs for source reduction, recycling, and composting. The following five goals of the CiSWMPP reflect the importance of source reduction and materials recovery to the success of the plan:

- Maximum Waste Diversion: Create an integrated solid waste management system that maximizes source reduction and materials recovery and minimizes waste requiring disposal.

- Adequate Recycling Facility Development: Expand the number of facilities that enhance waste reduction, recycling, and composting throughout the City in ways that are economically, socially, and politically acceptable.

- Adequate Collection, Transfer, and Disposal of Mixed Solid Waste: Ensure that all mixed solid waste that cannot be reduced, recycled, or composted is

[56] *City of Los Angeles, Department of Public Works, Welcome to SWIRP: A Zero Waste Plan for Los Angeles, accessed online at: http://www.zerowaste.lacity.org/about/welcome.html, accessed July 12, 2010.*

collected, transferred, and disposed in a manner that minimizes adverse environmental impacts.

- An Environmentally Sound Waste Management Operation: Develop an environmentally sound solid waste management system that protects public health and safety, protects natural resources, and utilizes the best available technology to accommodate the needs of the City.

- A Cost Effective Waste Management Operation: Operate a cost-effective integrated waste management system that emphasizes source reduction, recycling, reuse, and market development and is adequately financed to meet operational and maintenance needs.

*(c) City of Los Angeles General Plan Framework*

As discussed and detailed in Section IV.E, Land Use, of this Draft EIR, the City of Los Angeles General Plan Framework (Framework) provides a Citywide strategy for long-term growth planning. The Framework includes an Infrastructure and Public Services Chapter, which responds to State and Federal mandates to plan for adequate infrastructure in the future. The Framework addresses many of the programs the City has implemented to divert waste from disposal facilities such as source reduction programs and recycling programs (i.e., Curbside Recycling Program, composting). The Framework states that for these programs to succeed, the City should site businesses at appropriate locations where recyclables could be handled, processed, and/or manufactured to allow a full circle recycling system to develop. The Framework further addresses the continuing need for solid waste transfer and disposal facilities. The Framework acknowledges the limited disposal capacity of the landfills located in Los Angeles and states that more transfer facilities will be needed to transport and dispose of waste at remote landfill facilities. The Framework also identifies waste-by-rail landfill disposal facilities that could be utilized by the City to meet its disposal needs.[57]

*(d) City of Los Angeles Solid Resources Infrastructure Strategy Facilities Plan*

In its efforts to reach AB 939 goals and conform to the Framework Element, the City's Bureau of Sanitation prepared the Solid Resources Infrastructure Strategy Facilities Plan in 2000, which outlines several objectives that include, but are not limited to, the following:

[57] *City of Los Angeles General Plan Framework http://www.lacity.org/PLN/Cwd/Framwk/chapters/09/09.htm#solidwaste, accessed June 2, 2008.*

- Develop a transfer facility and/or recycling center in the Central Los Angeles Area;

- Continue to research and develop the use of Material Recovery Facilities to preprocess all residual waste prior to delivery to a disposal site; and

- Develop a comprehensive and continual public education and community outreach program designed to educate and inform the public about the City's solid resources programs and strategies.[58]

In addition to the preceding list of objectives, the Bureau of Sanitation also operates programs such as bulky item pick-ups, E-waste collection events, and curbside recycling.

*(e) RENEW LA Plan*

In March 2006, the City Council adopted RENEW LA (Recovering Energy, Natural Resources and Economic Benefit from Waste for Los Angeles), a 20-year plan with the primary goal of shifting from waste disposal to resource recovery within the City, resulting in "zero waste" and an overall diversion level of 90 percent. The "blueprint" of the plan builds on the key elements of existing reduction and recycling programs and infrastructure, and combines them with new systems and conversion technologies to achieve resource recovery (without combustion) in the form of traditional recyclables, soil amendments, renewable fuels, chemicals, and energy. The plan also calls for reductions in the quantity and environmental impacts of residue material disposed in landfills.

*(f) Green LA Plan*

In May 2007, the Mayor of Los Angeles presented the City Council with the *Green LA Plan*, an action plan to lead the nation in fighting global warming. The overall goal of the *Green LA Plan* is to reduce greenhouse gas emissions 35 percent below 1990 levels by 2030. To achieve this target, a number of goals and objectives have been established in various focus areas including that of solid waste as landfills are a major source of methane, a greenhouse gas produced by decomposing trash. The goal of the Green LA Plan is to shift from solid waste disposal to resource recovery and recycle 70 percent of solid waste generated within the City by 2015.

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[58] *City of Los Angeles Department of Public Works, Solid Resources Infrastructure Strategy Facilities Plan, November 2000, accessed online at http://www.lacity.org/solid-resources/pdfs/isfp.pdf, accessed May 5, 2009.*

*(g) City of Los Angeles Space Allocation Ordinance*

Pursuant to AB 1327, the California Solid Waste Reuse and the Recycling Access Act of 1991, the City enacted the City of Los Angeles Space Allocation Ordinance (Ordinance No. 171687) on August 13, 1997. The ordinance added Section 12.21 (A)(19) to the Los Angeles Municipal Code (LAMC). This section of the LAMC requires that all new construction development projects, all multi-family residential development projects of four or more units where the addition of floor area is 25 percent or more, and all other development projects where the addition of floor area is 30 percent or more provide an adequate recycling area or room for collecting and loading recyclable materials. In addition, Ordinance No. 181227, adopted July 7, 2010 and effective September 1, 2010, requires new projects with trash chutes to also include separate recycling chutes.

# 3. Project Impacts

## a. Methodology

### (1) Construction

For the analysis of solid waste impacts due to project construction, solid waste generation of C&D materials (e.g., wood, asphalt, paving, etc.) was estimated using generation factors prepared by the Environmental Protection Agency (EPA) and CIWMB. This estimated construction solid waste generation was then compared with the available capacity at the County's unclassified landfills open to the City of Los Angeles for their C&D waste disposal needs.

### (2) Operation

For the analysis of solid waste impacts associated with project operation, the solid waste disposal from the project's land uses (i.e., anchor retail, retail, restaurant, hotel, office, etc.) was estimated using the solid waste disposal factors set forth in the City of Los Angeles Waste Characterization and Quantification Study Year 2000 and solid waste generation factors set forth in the *City of Los Angeles CEQA Thresholds*. The project's net solid waste disposal (after deducting solid waste disposal from uses existing at the time of the NOP) was then compared with the City's most recent (2008) disposal rate and the estimated remaining capacity at Class III landfills open to the City of Los Angeles.

## b. Significance Thresholds

Appendix G of the CEQA Guidelines provides a set of sample questions that address impacts with regard to solid waste. These questions are as follows:

Would the project:

- Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?
- Comply with federal, state, and local statutes and regulations related to solid waste?

In the context of these questions from Appendix G of the CEQA Guidelines, the *City of Los Angeles CEQA Thresholds Guide* states that the determination of significance with regard to impacts on solid waste shall be made on a case-by-case basis, considering the following factors:

- Amount of projected waste generation, diversion, and disposal during demolition, construction, and operation of the project, considering proposed design and operational features that could reduce typical waste generation rates;
- Need for an additional solid waste collection route, or recycling or disposal facility to adequately handle project-generated waste; and
- Whether the project conflicts with solid waste policies and objectives in the SRRE or its updates, the CiSWMPP, the City Framework or the City Curbside Recycling Program, including consideration of the land use-specific waste diversion goals contained in Volume 4 of the SRRE.[59]

Based on these factors, a project would have a significant impact on solid waste if:

- The project generates solid waste at a level that would generate the need for an additional solid waste collection route or would require new or expansion of recycling or disposal facilities; or

[59] *Waste diversion goals have been identified for a limited number of targeted waste generators and materials. Future updates of the SRRE may expand the land uses and materials covered, or modify the current waste diversion goals. http://www.lacity.org/san/solid_resources/pdfs/rfp-swirp-appendix-b3.pdf, accessed June 2, 2008.*

- The project conflicts with solid waste policies and objectives in the SRRE or its updates, CiSWMPP, City Framework or the Curbside Recycling Program, including consideration of the land use-specific waste diversion goals contained in Volume 4 of the SRRE.

## c. Project Design Features

As a majority of the project would be designed to achieve the Silver Rating under the US Green Building Councils' Leadership in Energy and Environmental Design (LEED) green building program, with the possible exception of the anchor retailer achieving LEED Certified, several project features would be included to reduce the amount of solid waste generated during both construction and operation of the project. Project design features relative to solid waste are as follows:

**Project Design Feature I.2-1 – Construction and Demolition Debris:** Construction contractors would divert at least 75 percent of construction and demolition debris from landfills via measures such as recycling or reuse.

**Project Design Feature I.2-2 – Recycled-Content Materials:** During construction, at least 10 percent of the total value of the building materials used in the construction of the project would be of recycled content.

**Project Design Feature I.2-3 – On-site Recycling Containers:** During project operations, recycling containers to promote the recycling of paper, metal, glass, and other recyclable materials and adequate storage areas for such containers would be provided on the site to reduce the need for solid waste disposal at landfills.

## d. Analysis of Project Impacts

### (1) Construction

Construction of the project would require earthwork, demolition of existing buildings, as well as the construction of new buildings on the project site. These construction activities would generate C&D waste including but not limited to soil, wood, asphalt, concrete, paper, glass, plastic, metals, and cardboard that would be disposed of in the County's unclassified landfills. Utilizing generation factors established by the EPA and CIWMB, the amount of C&D waste anticipated to be generated by the project was estimated. The generation factors are broken into various debris types (i.e., earthwork, demolition, and construction) and vary by use (i.e., residential or nonresidential).

Phase 1 of the project would result in the export of 36,000 cubic yards (or approximately 37,800 tons) of soil and the demolition of approximately 36,491 square feet of commercial uses.[60] In addition, Phase 1 would result in the construction of an approximately 165,759 square foot anchor retailer, approximately 166,660 square feet of shopping center retail uses, and approximately 32,075 square feet of restaurant uses. Based on these quantities, Phase 1 would generate approximately 41,336 tons of C&D waste as shown in Table IV.I-13 on page 899.

Phase 2 would result in the export of 10,000 cubic yards (or 10,500 tons) of soil and the demolition of approximately 26,137 square feet of commercial uses. In addition, Phase 2 would result in the construction of approximately 112,325 square feet of shopping center uses, 21,560 square feet of restaurant uses, a 36,765 square foot grocery store, a 193,600 square foot hotel, 285,000 square feet of office uses, and 14,250 square feet of community/cultural uses. Based on these quantities, Phase 2 would generate approximately 13,817 tons of C&D waste as shown in Table IV.I-13.

In total, construction of the project (Phase 1 and Phase 2 combined) would generate approximately 55,153 tons of C&D waste. Project-generated C&D waste would be disposed of at one of the County's unclassified landfills open to the City of Los Angeles. The project's total estimated C&D waste generation of 55,153 tons would represent approximately 0.10 percent of the current estimated remaining capacity at the County's unclassified landfills open to the City of Los Angeles (56.965 million tons). As indicated in the 2008 CoIWMP, unclassified landfills have adequate capacity and generally do not face capacity shortages due to the large amount of remaining disposal capacity. Furthermore, as noted above in subsection C, Project Features, the project would divert 75 percent of C&D waste (approximately 41,365 tons) from landfills, exceeding the City's waste reduction and waste diversion targets, leaving approximately 13,788 tons of C&D waste to be sent to landfills. Thus, the estimated 55,153 tons of C&D waste generated by construction of the project represents a conservative estimate of the disposal need at unclassified landfills. Based on the above, the County's unclassified landfills would have adequate capacity to accommodate project-generated C&D waste. Thus, construction impacts relative to solid waste would be less than significant.

[60] *At the time of the NOP, the site included a building occupied by the Yankee Doodle restaurant that comprised approximately 18,002 square feet. This building was removed in 2008. The demolition of this building generated approximately 1,395 tons of solid waste. This construction waste is not included in the proposed project construction waste of 55,153 tons.*

**Table IV.I-13**
**Estimated Construction and Demolition Waste Generation**

| Debris Type | Quantity | Generation Factor (in pounds per unit) [a] | Waste Generation (in tons) |
|---|---|---|---|
| **Phase 1** | | | |
| **Earthwork** | | | |
| Soil Export | 36,000 cubic yards | 2,100 [b] | 37,800 |
| **Demolition** | | | |
| Commercial Uses | 36,491 square feet | 155 | 2,828 |
| **Construction** | | | |
| Anchor Retail | 165,759 square feet | 3.89 | 322 |
| Shopping Center Retail | 166,660 square feet | 3.89 | 324 |
| Restaurant | 32,075 square feet | 3.89 | 62 |
| *Subtotal Phase 1* | *364,494 square feet* | | *41,336* |
| **Phase 2** | | | |
| **Earthwork** | | | |
| Soil export | 10,000 cubic yards | 2,100 [b] | 10,500 |
| **Demolition** | | | |
| Commercial Uses | 26,137 square feet | 155 | 2,026 |
| **Construction** | | | |
| Shopping Center Retail | 112,325 square feet | 3.89 | 218 |
| Restaurant | 21,560 square feet | 3.89 | 42 |
| Grocery Store | 36,765 square feet | 3.89 | 72 |
| Hotel | 193,600 square feet | 3.89 | 377 |
| Office | 285,000 square feet | 3.89 | 554 |
| Community/Cultural | 14,250 square feet | 3.89 | 28 |
| *Subtotal Phase 2* | *663,500 square feet* | | *13,817* |
| | | **Grand Total** | **55,153** |

[a] *Generation factors obtained from U.S. EPA, Report No. 530R98010, Characterization of Building-Related Construction and Demolition Debris in the United States, June 1998, except as noted below.*
[b] *Based on CIWMB Conversion Calculation of 2,100 pounds per cubic yard for earth materials.*

*Source: Matrix Environmental, 2011.*

## (2) Operation

Development of the project's various land uses would also generate solid waste during operation. The project's estimated solid waste generation was calculated using disposal factors established in the City of Los Angeles Waste Characterization and Quantification Study Year 2000 and solid waste generation factors set forth in the *City of Los Angeles CEQA Thresholds Guide*.

As indicated in Table IV.I-14 on page 901, Phase 1 of the project would dispose of approximately 2,115 tons of solid waste per year. Phase 2 of the project would dispose of approximately 2,583 tons of solid waste per year. In total, buildout of the project would dispose of approximately 4,698 tons of solid waste per year. When accounting for the existing uses to be removed (which dispose of approximately 350 tons of solid waste per year), the project would dispose a net increase of 4,348 tons of solid waste per year.[61]

The project's net increase in solid waste generation during operation would represent an approximate 0.17 percent increase in the City's yearly solid waste disposal quantity based on the 2008 disposal rate of approximately 2.608 million tons.

Project-generated solid waste would be collected by a private solid waste hauler and taken for disposal at one of the County's Class III landfills open to the City of Los Angeles.[62] As shown in Table IV.I-9 on page 881, the estimated remaining capacity for County Class III landfills open to the City of Los Angeles is approximately 119.857 million tons as of December 31, 2008.[63] Thus, the project's net increase of 4,348 tons of solid waste per year would represent approximately 0.0036 percent of the 2016 estimated remaining capacity for the County's Class III landfills open to the City of Los Angeles. Furthermore, as noted in the 2008 CoIWMP Annual Report, the County anticipates that in-County landfills, out-of-County landfills (such as the Mesquite Regional Landfill), as well as new conversion technologies will be available to adequately serve future disposal needs through 2023.[64]

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[61] *Existing uses on-site at the time of the NOP dispose of approximately 456 tons of solid waste per year. As part of the project, the one- and two-story commercial buildings on the project site that were present at the time of the NOP would be removed, with the exception of the 41,480 square foot office building in the northeastern portion of the site, which disposes of approximately 106 tons of solid waste per year. Thus, the existing uses to be removed would dispose of approximately 350 tons of solid waste per year (456 tons – 106 tons = 350 tons).*

[62] *Private solid waste haulers hold individual contracts with landfill operators for the disposal of waste. Thus, it is unknown at this time which landfills would ultimately accept project-generated waste. However, it is anticipated that project-generated waste would generally be disposed of at a Class III landfill open to the City of Los Angeles.*

[63] *From the Los Angeles County Integrated Waste Management Plan 2008 Annual Report, October 2009. Estimated remaining Permitted Capacity based on landfill owner/operator responses in a written survey by Los Angeles County Department of Public Works in March 2009 as well as a review of the site specific permit criteria established by local land use agencies, Local Enforcement Agencies, California Regional Water Control Board, and the South Coast Air Quality Management District.*

[64] *Los Angeles County Integrated Waste Management Plan 2008 Annual Report, October, 2009.*

**Table IV.I-14**
**Proposed Operational Solid Waste Generation**

| Land Use | Amount of Development (sq. ft) | Employees [a] | Annual Solid Waste Disposal Factor (tons per employee) [b] | Waste Disposal (tons/year) |
|---|---|---|---|---|
| **Proposed** | | | | |
| *Phase 1* | | | | |
| Anchor Retail (including ancillary member-only tire installation center) | 165,759 sq. ft | 346 | 1.52 [c] | 526 |
| Member-only Gas Station | - | 4 [d] | 10.53 (lbs per employee per day) [g] | 8 |
| Shopping Center Retail | 166,660 sq. ft. | 350 | 1.52 [e] | 532 |
| Restaurant | 32,075 sq. ft. | 352 | 2.98 | 1,049 |
| | | | ***Subtotal Phase 1*** | ***2,115*** |
| *Phase 2* | | | | |
| Shopping Center Retail | 112,325 sq. ft.[e] | 247 | 1.52 [c] | 375 |
| Restaurant | 21,560 sq. ft. | 293 | *2.98* | 873 |
| Grocery Store | 36,765 sq. ft. | 80 | *3.79* | 303 |
| Hotel | 275 rooms | 123 | 3.03 | 373 |
| Office | 285,000 sq. ft. | 892 | 0.73 [f] | 651 |
| Community/Cultural Center | 14,250 sq. ft. | 11 | 0.73 [f] | 8 |
| | | | ***Subtotal Phase 2*** | ***2,583*** |
| | | | **Project Total** | **4,698** |
| | | | **Existing Uses to be Removed** | **350[h]** |
| | | | **Net Increase (Proposed Uses-Existing Uses to be Removed)** | **4,348** |

[a] *Employment from HR&A Advisors, 2010.*
[b] *Annual solid waste disposal factors based on the City of Los Angeles Waste Characterization and Quantification Study Year 2000 prepared for the City of Los Angeles in 2002, except where noted. These factors represent more specific and conservative values and account for waste generated by both employees and patrons.*
[c] *For this proposed land use, the "retail-remainder" generation factor was utilized in order to provide a more conservative analysis by using a higher generation factor.*
[d] *The number of employees at the member-only gas station is conservative as not all would be full-time employees.*
[e] *The project may convert approximately 53,900 square feet of the 278,985 square feet of shopping center retail uses to a 2,200 seat movie theater. In this case, the project would generate a net increase of 4,192 tons of solid waste per year. Therefore, the cinema use is already accounted for since the project would generate a greater amount of solid waste.*
[f] *The "services-other" generation factor was used in order to provide a more conservative analysis by using a higher generation factor.*
[g] *Based on the City of Los Angeles 2006 CEQA Thresholds Guide commercial waste generation factor as a specific factor for gas stations is not available..*[h] *Existing uses on-site at the time of the NOP generated approximately 456 tons of solid waste per year. As part of the project, the one- and two-story commercial buildings on the project site that were present at the time of the NOP would be removed, with the exception of the 41,480 square foot office building in the northeastern portion of the site, which generates approximately 106 tons of solid waste per year. Thus, the existing uses to be removed generate approximately 350 tons of solid waste per year (456 tons – 106 tons = 350 tons).*

*Source: Matrix Environmental, 2011.*

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Based on the above, project-generated solid waste would not exacerbate the existing shortfall of landfill capacity such that the projected timeline for the County's Class III landfills to reach capacity would be altered and it would not require new or expansion of recycling or disposal facilities beyond those contemplated by the County and City waste disposal plans. The project would not generate the need for an additional solid waste collection route. In addition, the Antelope Valley and Chiquita Canyon Class III landfills have been proposed for expansion, the use of which would increase overall disposal capacity. The available capacity of the existing and/or planned landfills would not be exceeded, and impacts on solid waste generation from project operation would be less than significant.

#### (3) Consistency with Applicable Regulations

A majority of the project would be designed to achieve the LEED-Silver Rating, with the possible exception of the anchor retailer achieving LEED Certified. Thus, the project would be consistent with the City's Green Building Ordinance. Furthermore, the project would include project features to reduce the need for solid waste disposal, including the provision of on-site recycling containers and adequate storage area for such containers in accordance with City Ordinance No. 171687. If trash chutes are provided for the hotel or office buildings, recycling chutes would also be provided in accordance with City Ordinance No. 181227. Therefore, the project would not conflict with solid waste regulations, plans, and programs including the AB 939 waste diversion goals or the solid waste policies and objectives in the County's Summary Plan, Siting Element, as well as the City's SRRE and its updates, the CiSWMPP, and the General Plan Framework. Impacts relative to consistency with applicable regulations addressing solid waste would be less than significant.

# 4. Cumulative Impacts

Section III, Environmental Setting, of this Draft EIR identifies 37 related projects that are anticipated to be developed within the project area. Development of these related projects would generate solid waste during their respective construction periods and on an on-going basis during their operation.

## a. Construction

Construction of the project in conjunction with the 37 related projects would generate C&D waste and thus, would cumulatively increase the need for waste disposal at the County's unclassified landfills. As analyzed above, the project (Phase 1 and Phase 2) would generate a combined net increase of approximately 55,153 tons of C&D waste and consistent with City of Los Angeles regulations would include project features to divert C&D waste from unclassified landfills. It is anticipated that related projects would also

implement measures to divert C&D waste from landfills. Furthermore, unclassified landfills generally do not face capacity issues and would be expected to have sufficient capacity to accommodate cumulative demand. Thus, combined cumulative construction waste disposal impacts associated with the project's incremental effect and the effects of the other projects would be less than significant.

## b. Operation

Related projects would generate solid waste and thus would cumulatively increase the need for solid waste disposal at the County's Class III landfills. The estimated solid waste generation resulting from operation of the 37 related projects is shown in Table IV.I-15 on page 904. As indicated therein, based on solid waste generation factors set forth in the *City of Los Angeles CEQA Thresholds Guide and City of Los Angeles July 2002 Waste Characterization and Quantification Study Year 2000*, the solid waste generation for related projects is forecasted to be approximately 17,364 tons per year as presented in Table IV.I-15. These estimates of solid waste generation for the related projects do not include solid waste reduction measures that would be implemented on a case-by-case basis, or the waste reduction associated with removal of existing uses. Therefore, the estimate of 17,364 tons per year is conservative. In conjunction with the project's net increase in solid waste generation, the total cumulative solid waste generation would be approximately 21,712 tons of solid waste per year. This would represent approximately 0.018 percent of the estimated remaining capacity for the County's Class III landfills open to the City of Los Angeles. As discussed above, the County anticipates that with the use of Out-Of-County landfills, expansion of in-County landfills, conversion technologies, and gradually increasing the Countywide diversion rate from 58 percent to 65 percent, future disposal needs through 2023 would be adequately met.[65] Therefore, combined cumulative operational waste disposal impacts associated with the project's incremental effect and the effects of the other projects would be less than significant.

It is further anticipated that related projects would be subject to environmental review on a case-by-case basis to ensure that they would not conflict with AB 939 waste diversion goals or the solid waste policies and objectives in the County's Summary Plan, Siting Element, as well as the City's SRRE and its updates, the CiSWMPP, and the General Plan Framework. Therefore, cumulative impacts associated with solid waste regulations, plans, and programs would be less than significant.

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[65] *Ibid. Los Angeles County Integrated Waste Management Plan 2008 Annual Report October 2009 Pgs. 23 and 44.*

**Table IV.I-15**
**Cumulative Solid Waste Generation Estimate**

| Map No.[a] | Related Project | Location | Waste Generation (tons/year) [b,c,d] |
|---|---|---|---|
| 1 | Westfield Shoppingtown Center | 6600 Topanga Canyon Blvd. | 2,037 |
| 2 | Trillium Health Club (expansion) | 6300 Canoga Ave. | 44 |
| 3 | The Plaza | 6250 Canoga Ave. | 1,374 |
| 4 | Kitrridge/Variel Apartments | 6700 Variel Ave. | 978 |
| 5 | Trammel Crow Residential | 6355 De Soto Ave. | 683 |
| 6 | Rew Holdings LLC | 6219 De Soto Ave. | 1,962 |
| 7 | Avalon Bay Canoga Park | 21050 Vanowen St. | 469 |
| 8 | Woodland Hills Private School | 22555 Oxnard St. | 8[e] |
| 9 | Bella Vista Phase 2 | 6000 De Soto Ave. | 424 |
| 10 | McDonalds and Starbucks | 21355 Sherman Way | 30 |
| 11 | LNR Office Complex | 21261 Burbank Blvd. | 1,359 |
| 12 | LAUSD Hughes Magnet School/Academy High School | 5607 Capistrano Ave. | 72[e] |
| 13 | West Valley Hebrew Academy | 5850 Fallbrook Ave. | 14[e] |
| 14 | Enadia Way Elementary School | 22944 Enadia Way | 16[e] |
| 15 | Pierce College Master Plan | 6201 Winnetka Ave. | N/A |
| 16 | McDonalds | 20956 Ventura Blvd. | 24 |
| 17 | West Hills-Sherman Place Mixed-Use | 23135 Sherman Pl. | 383 |
| 18 | Oso High School | 5724 Oso Ave. | 18[e] |
| 19 | Chalk Hill Residential Project | 20600 Ventura Blvd. | 814 |
| 20 | The Commons at Winnetka | 20122 Vanowen St. | 56 |
| 21 | Valley Region Elementary School | 20001 Sherman Way | 29[e] |
| 22 | 21st Area Police Station (Canoga Park) | 8341 Canoga Ave. | 153 |
| 23 | Vanowen and Corbin Shopping Center | 19701 Vanowen St. | 109 |
| 24 | Corbin Village Shopping Center | 19750 Ventura Blvd. | 470 |
| 25 | Panda Express | 19640 Sherman Way | 14 |
| 26 | West Hills Corporate Pointe | 8401 Fallbrook Ave. | 1,156 |
| 27 | Jewish Home for the Aging (expansion) | 18855 Victory Blvd. | 760 |
| 28 | Residential Project | 9777 Topanga Canyon Blvd. | 279 |
| 29 | CSUN Master Plan | 18111 Nordoff St. | N/A |
| 30 | Office and Retail | 6464 Canoga Ave. | 55 |
| 31 | Gas Station | 6061 Topanga Canyon Blvd. | 52 |
| 32 | Crate & Barrel retail | 6700 Topanga Canyon Blvd. | 117 |
| 33 | Apartments | 6625 Variel Ave. | 1,165 |
| 34 | Apartments | 6660 Variel Ave. | 435 |
| 35 | Apartments | 6700 Etons Ave. | 978 |

**Table IV.I-15 (Continued)**
**Cumulative Solid Waste Generation Estimate**

| Map No.[a] | Related Project | Location | Waste Generation (tons/year) [b,c,d] |
|---|---|---|---|
| 36 | Apartments | 6701 Eton Ave. | 667 |
| 37 | Health Club | 6410 Canoga Ave. | 160 |
| | | **Related Project Total** | **17,364** |
| | | **Project Net Increase Total** | **4,348** |
| | | **Grand Total** | **21,712** |

*N/A: Not Applicable*

[a] *Corresponds with Map Nos. on Figure III-1 in Section III, Environmental Setting, of this Draft EIR.*
[b] *Residential solid waste generation factor based on 12.23 lbs per household per day as set forth in City of L.A. CEQA Thresholds Guide (2006).*
[c] *Non-residential solid waste generation factors based on July 2002 Waste Characterization and Quantification Study Year 2000 prepared for the City of Los Angeles.*
[d] *Non-residential population (i.e., employees) was determined based on the LAUSD Commercial/Industrial Development School Fee Justification Study (2008) employment generation factors of 2.2371 employees/1,000 sq. ft. for retail and service uses and 3.4965 employees/1,000 sq. ft. for office uses.*
[e] *Based on 0.5 lbs per student per day at 180 days per school year.*

*Source: Matrix Environmental, 2011.*

# 5. Mitigation Measures

Although impacts on solid waste facilities would be less than significant, in accordance with City policies, the following mitigation measures are recommended to ensure that specific project design features would be incorporated and to further reduce impacts:

## a. Construction

**Mitigation Measure I-3:** The construction contractor shall only contract for waste disposal services with a company that recycles demolition and construction-related wastes. The contract specifying recycled waste service shall be presented to the Department of Building and Safety prior to issuance of demolition or construction permits.

**Mitigation Measure I-4:** To facilitate on-site separation and recycling of demolition and construction-related wastes, the construction contractor should

provide temporary waste separation bins on-site during demolition and construction of the project.

### b. Operation

**Mitigation Measure I-5:** Recycling bins shall be provided at appropriate locations on the project site to promote recycling of paper, metal, glass, and other recyclable materials.

## 6. Level of Significance After Mitigation

Impacts on solid waste facilities would be less than significant. Furthermore, implementation of the mitigation measures above would ensure that specific project design features would be incorporated to further reduce impacts.